

# Harrison Robinson

Estate Agents



**62 Ron Lawton Crescent, Burley in Wharfedale, LS29 7ST**

**£535,000**

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### GROUND FLOOR

#### Entrance Hall

A composite door with obscure glazed panels and transom light opens into the hallway. Doors open into a utility room, living dining kitchen and cloakroom. Useful under stairs cupboard, radiator, wood effect, vinyl flooring.

#### Utility Room

99" x 6'11" (2.99 x 2.13)

A good sized utility room to the front of the property with fitted, pale wood effect, base and wall units with stainless steel handles, space and plumbing for a washing machine and tumble dryer and stainless steel sink and drainer with chrome mixer tap and tiled splashback. Double glazed window to front elevation, continuation of the wood effect. vinyl flooring. Obscure glazed window through to the dining kitchen.

#### Living Dining Kitchen

21'11" x 17'7" (6.70 x 5.36)

A good sized room to the rear of the property with double glazed patio doors leading out to the garden with an additional window allowing further natural light. The kitchen is fitted with a wide range of cream, high gloss, base and wall units with stainless steel handles, solid wood, work surfaces and tiled splashbacks. Integrated appliances include fridge freezer, two electric ovens, microwave, dishwasher and five ring, gas hob with stainless steel and glass extractor over. Stainless steel, one and a half bowl sink with chrome mixer tap, under cabinet lighting and downlighting. Wood effect vinyl flooring, contemporary styled, vertical radiator. There is ample room for a large family dining table here and comfortable chairs, making this a most sociable space in which to entertain family and friends.

#### Cloakroom

With low level w/c and pedestal handbasin with chrome taps and tiled splashback. Laminate flooring, extractor, radiator.

### FIRST FLOOR

#### Landing

A carpeted staircase with white timber balustrading leads to the first floor landing. Doors open into a generously proportioned living room, double bedroom and well presented shower room. A further staircase leads to the second floor of the property.

#### Lounge

19'7" x 17'10" (5.99 x 5.46)

A generously proportioned sitting room with double glazed patio doors and Juliet balcony overlooking the cul-de-sac, in addition to a double glazed window allowing ample natural light. A pebble effect, gas fire with stone surround creates a focal point to this room. Carpeted flooring, two radiators, ample room for comfortable furniture.

#### Guest Bedroom

10'3" x 9'3" (3.13 x 2.84)

A double bedroom to the rear of the property with double glazed window overlooking the rear garden. Carpeted flooring, radiator, downlighting.

#### WC Shower Room

Well presented with low-level w/c with concealed cistern hand basin with chrome mixer tap set in vanity drawers with attractive tiled splashback and separate shower cubicle with electric shower, glazed screen and attractive wall tiling. Contemporary styled, grey radiator, wood effect vinyl flooring, downlighting, extractor. A double glazed window overlooks the rear garden.

### SECOND FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading leads to the second floor of this substantial property. Doors open into three bedrooms and the house bathroom. A cupboard housing the hot water tank and useful shelving provides storage.

#### Bedroom Two

11'8" x 10'5" (3.56 x 3.18)

A spacious double bedroom to the front of the property with double glazed window, carpeted flooring and radiator. Fitted wardrobes provide ample storage. Door into:

#### En Suite Shower Room

A well presented, en suite shower room with low-level w/c with concealed cistern, hand basin with chrome mixer tap set in a solid wooden vanity unit with attractive tiled splashback and corner shower cubicle with thermostatic, drench shower plus additional attachment with curved glazed door and neutral wall tiling. Recessed shelf with lighting, downlighting, extractor, contemporary styled radiator. Wood effect, ceramic floor tiling.

#### Bedroom Three

10'9" x 10'5" (3.30 x 3.18)

A good sized double bedroom to the rear of the property with double glazed window overlooking the garden, carpeted flooring and radiator. Tall, fitted wardrobes provide great storage.

#### Bedroom Four

11'10" x 6'11" (3.61 x 2.13)

A good sized single bedroom to the front of the property with double glazed window, carpeted flooring and radiator. Fitted wardrobe.

#### Bathroom

A well presented house bathroom with low-level w/c, pedestal hand basin with chrome mixer tap and bath with wooden, slatted side, chrome mixer tap and thermostatic shower. Attractive metro tiling to walls with wooden panelling to half height. Obscure double glazed window to rear, vinyl flooring, downlighting, extractor. Chrome, ladder style, heated towel rail.

### THIRD FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading leads to the top floor of this property. A small landing area gives access to a fabulous fifth bedroom.

#### Master Bedroom

19'3" x 13'6" (5.87 x 4.14)

A great sized double bedroom with five Veluxes with fitted blinds allowing ample natural light. Carpeted flooring, contemporary styled radiator. Recessed cupboards, charming, recessed, low wooden seating area. Door into:

#### En Suite Shower Room

With low level w/c, circular handbasin with black mixer tap set in a dark wood vanity unit and shower cubicle with black, thermostatic shower with additional attachment and glazed screen. Neutral wall tiling, recessed shelving, black, ladder style, heated towel rail. Velux, downlighting, extractor, wood effect ceramic floor tiling.

### OUTSIDE

#### Garden

The property enjoys a good sized, level, rear garden with areas of lawn, gravel and Yorkshire, stone patio, ideal for al-fresco dining and relaxing in the sunshine. A border is well stocked with mature plants and shrubs and there is a delightful, small pond. This is a great space for children to play safely and adults to relax and entertain. Fencing maintains privacy.

#### Driveway Parking

The house benefits from a block paved driveway providing parking for two vehicles.

### NOTES

Our vendor has advised us that there is a Greenbelt charge for the maintenance of the communal grounds at the Scaleor development. This is to be confirmed.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

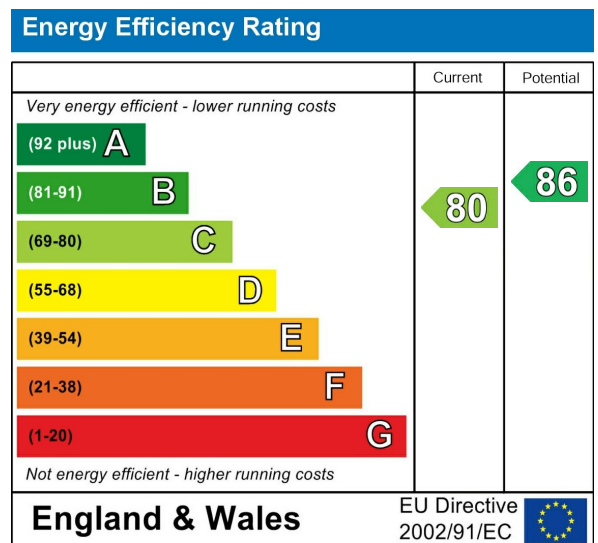
There is Ultrafast Full Fibre Broadband to the property.

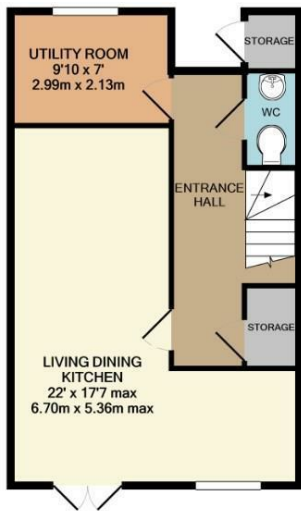
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

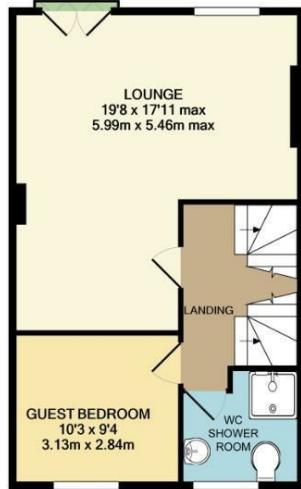


- Substantial Five Bedroom Town House
- Two Bedrooms With En Suite Facilities
- Dining Kitchen With Patio Doors To The Rear Garden
- Generously Proportioned Sitting Room With Juliet Balcony
- Well Presented Throughout
- Quiet Cul De Sac Location
- Driveway Parking For Two Vehicles
- Level Lawned Rear Garden
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band E

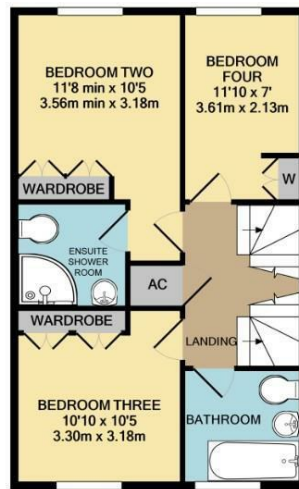




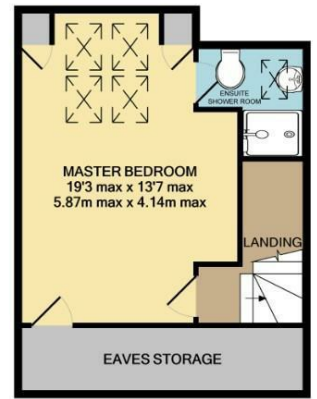
GROUND FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)



THIRD FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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