

# Harrison Robinson

Estate Agents



**4 North Parade, Burley in Wharfedale, LS29 7JR**

**Price Guide £295,000**

 3  1  1  D



# 4 North Parade, Burley in Wharfedale, LS29 7JR

## Price Guide £295,000



### GROUND FLOOR

#### Lounge

13'1" x 11'8" (3.99 x 3.57)

A smart, composite door with transom light over opens into a welcoming lounge. A charming feature of this room is the exposed, original fireplace with heavy stone lintel and exposed stonework with a gas stove sitting on the stone hearth. Double glazed window to the front of the property with attractive plantation shutters. Floorboards, radiator. Door into:

#### Dining Kitchen

12'5" x 10'2" (3.81 x 3.10)

A small hall from the lounge leads into a lovely dining kitchen to the rear of the property fitted with a range of cream, high gloss, base and wall units with stainless steel handles, wood effect work surfaces and upstands and with room for a dining table. Integrated appliances include electric oven with four ring, gas hob and stainless steel extractor over, There is space and plumbing for a washing machine, tumble dryer, slimline dishwasher and fridge freezer. A one and a half bowl, ceramic sink with chrome, hose style mixer tap sits beneath a double glazed window overlooking the delightful, rear garden. Downlighting, dark wood, laminate flooring, exposed fireplace with heavy stone lintels. A composite door with glazed panel and transom light leads out to the rear garden. Door to:

### LOWER GROUND FLOOR

#### Cellar

12'5" x 11'10" (3.81 x 3.61)

A door from the kitchen opens to a stone staircase with handrail leading down to a most useful cellar space, ideal for storage. To the top of the stairs there is wall shelving, room for storing household appliances and the wall mounted, gas, central heating boiler.

### FIRST FLOOR

#### Landing

A carpeted staircase with handrail leads to the first floor landing. White, panelled doors open into two bedrooms and the

beautiful, traditional style house bathroom. A further door gives access to a staircase leading to the second floor bedroom.

#### Bedroom One

13'3" x 12'0" (4.04 x 3.66)

A lovely, spacious double bedroom to the front of the property with two, double glazed windows allowing ample, natural light. Carpeted flooring, two radiators, plenty of room for bedroom furniture.

#### Bedroom Three

7'4" x 6'0" (2.26 x 1.83)

A good sized single bedroom to the rear of the property with double glazed window overlooking the garden, carpeted flooring and radiator. A recessed wardrobe provides useful storage.

#### Bathroom

A beautifully presented, three-piece house bathroom with low-level w/c, handbasin with traditional style, chrome, mixer tap set in white vanity drawers and panel bath with thermostatic, drench shower and additional shower attachment. Attractive, grey, Metro tiling to walls, complementary floor tiles, chrome, ladder style, heated towel rail. Downlighting, extractor, obscure, double glazed window to rear.

### SECOND FLOOR

#### Bedroom Two

18'11" x 13'1" (5.79 x 4.01)

A carpeted staircase leads up to a lovely attic bedroom with exposed beams, carpeted flooring and radiator. Plenty of under eaves storage, two Velux windows to the rear with fitted blinds allow natural light. There is ample room for a double bed plus additional furniture in here.

### OUTSIDE

#### Garden

The property benefits from a delightful, lawned, rear garden with border to the rear with a mature tree. Stone walling and fencing to both sides maintain privacy. A Yorkshire stone patio provides the ideal spot to sit and relax in the sunshine or entertain family

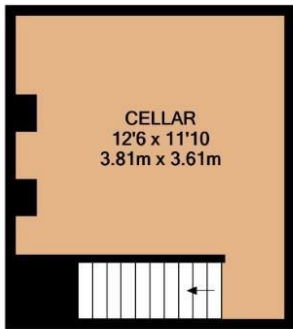
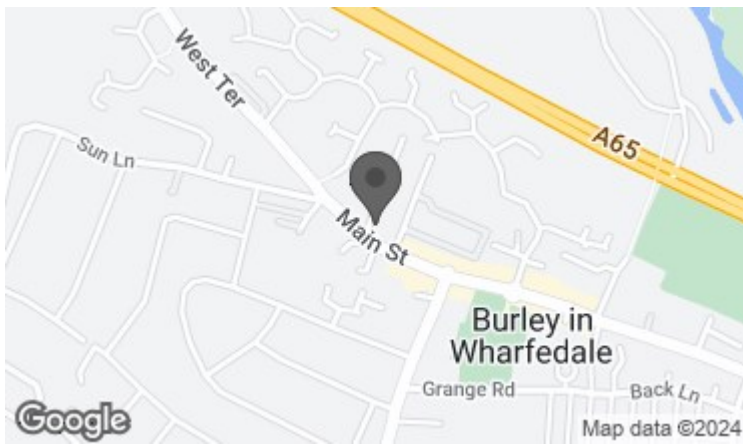


and friends. There is access across neighbouring properties for the owners of this house, however being the end terrace there is no access for anybody across this garden.

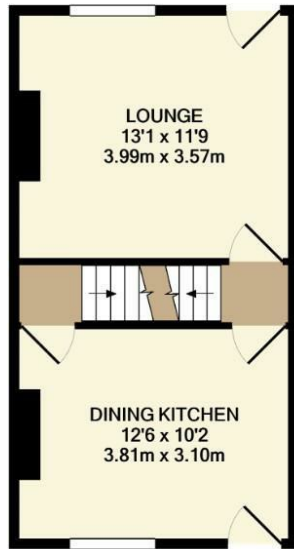
## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast Full Fibre Broadband is available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

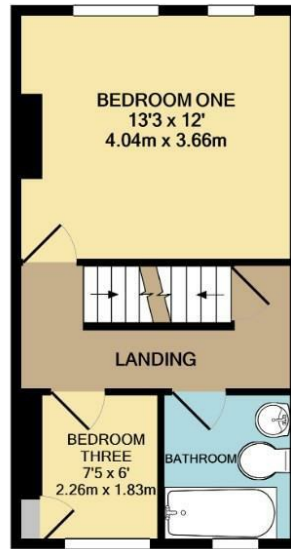




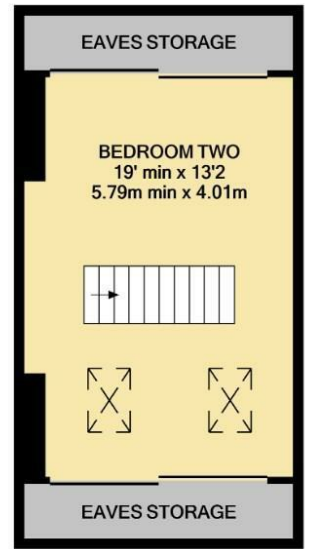
**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 186 SQ.FT.  
(17.3 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.1 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)



**SECOND FLOOR**  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(28.9 SQ.M.)



**TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 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



Energy Efficiency Rating	
Current	Potential
55	82

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.