

Harrison Robinson

Estate Agents



22 Mansfield Road, Burley in Wharfedale, LS29 7LQ
Offers In Excess Of £829,950

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GROUND FLOOR

Reception Hall

A half-glazed timber door opens directly into the spacious reception hallway - the perfect place to greet friends and family alike. Stripped, pine flooring, delightful Arts & Crafts style, glazed, timber doors and a most unusual, coloured, leaded dining room door all add to the ambiance. Carpeted stairs lead to the first floor.

Lounge

14'11" x 14'11" (4.57 x 4.57)

A stylish, glazed, timber door opens into a charming lounge, with stripped pine flooring, original Arts & Crafts plate rack and fireplace with white, enamel log burning stove. A window to the front elevation allows natural light to flood in. Original, timber and glazed French doors open directly into:

Sitting Room

14'11" x 14'4" (4.57 x 4.37)

Another most charming reception room with oak flooring and UPVC French doors with glazed side panels giving direct access to a patio and garden beyond and allowing natural light to flood in. A further door opens into the dining kitchen.

Dining Kitchen

23'0" x 9'10" (7.02 x 3.02)

A delightful oak and glass door opens from the hallway into the spacious dining kitchen, fitted with a range of hand painted, white, timber wall and base units with black, granite effect, laminate worksurfaces over and tiled splashbacks. A cream enamel five burner Rangemaster range takes pride of place. There is undercounter space for a dishwasher and ample room for an American style fridge/freezer. Black, laminate flooring throughout. Windows afford aspects over the garden and allow natural light to flood in.

Porch

A most useful UPVC rear porch is ideal for kicking off shoes and boots after a long walk in the surrounding countryside. A half-glazed door gives access to the garden.

Dining Room

14'4" x 11'10" (4.37 x 3.62)

A wonderful, half glazed door with contemporary, leaded panel opens directly into the separate dining room. Light floods in through a large, box bay UPVC window to the front elevation and charming

features include stripped pine flooring, deep cornicing and a stylish, cast iron, Victorian fireplace with tiled inserts and stone mantle over. One can imagine many happy times here entertaining friends and family.

Office/Playroom

12'7" x 8'9" (3.84 x 2.68)

The flexible accommodation continues with a further reception room having wood effect, laminate flooring, a window to the front elevation and downlighting.

Utility Room / WC

The cloakroom benefits from a low-level w/c and washbasin having space and plumbing for a washer and drier. Wall mounted, Glow worm boiler, which has been regularly serviced. Wood effect laminate flooring.

FIRST FLOOR

Split Landing

A staircase leads to a split landing giving access to:

Bedroom Five

11'4" x 8'11" (3.46 x 2.74)

A double bedroom having a UPVC window to the front elevation and wood effect, laminate flooring.

Bathroom Two

14'11" x 14'11" (4.57 x 4.57)

A good-sized, traditional style bathroom having a bath with shower over and folding glazed screen. Low-level W.C. and pedestal washbasin with monobloc chrome tap having a chrome framed mirror over. Chrome ladder radiator. Tiling to the walls and flooring and a UPVC window with obscure glazing.

Main Landing

Stairs lead up to a spacious main landing:

Bedroom One

14'9" x 14'9" (4.50 x 4.50)

A truly spacious, dual aspect, double bedroom. Light floods in through the two UPVC, double-glazed windows, creating a wonderful bright open space.

Bedroom Two

14'11" x 14'11" (4.57 x 4.57)

Of a similar size, a further charming bedroom with UPVC

double-glazed window to the front elevation. Fitted wardrobes and washbasin.

Bedroom Three

12'0" x 11'10" (3.66 x 3.62)

Having the most charming of double-glazed windows, this room benefits from a fitted wardrobe.

Bedroom Four

14'7" x 9'8" (4.47 x 2.95)

A good-sized, dual aspect, double bedroom having aspects over the rear garden.

House Bathroom

A most stylish and relaxing bathroom having a traditional, free-standing, claw foot bath - ideal to relax in after a hard day, but if you don't have time the corner glazed shower is perfect. Traditional style, low-level W.C. with chrome flush pipe and matching washbasin with chrome fittings complete the suite. Tiling to the walls and flooring. UPVC double-glazed window with obscure glazing.

OUTSIDE

Studio / Garden Room

19'3" x 6'9" (5.89 x 2.08)

To the rear of the garden one finds a modern, purpose-built garden room office having electricity.

A wonderful space in which to work having UPVC double-glazed French doors and windows, then just a short walk home after a day at work - what more could you want?

This would also create the most charming space in which to get away from it all and relax Perfect!

An external area of decking and flagged patio creates a tremendous spot to sit and relax in good weather.

Garden

To the rear of the property is a charming area of private garden, laid mainly to lawn with mature borders and an area of patio next to the house.

Bike Store & Shed

A separate bike store and garden shed afford a good amount of storage.

Parking

The property benefits from a large area of gravel parking to the front of the property, which sits well back from the road.

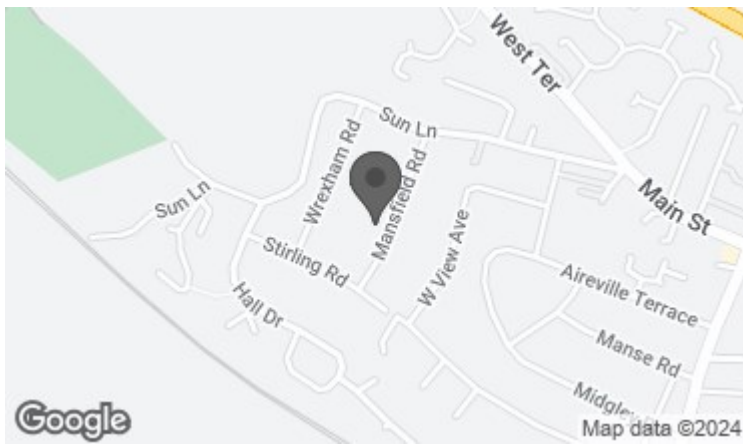
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

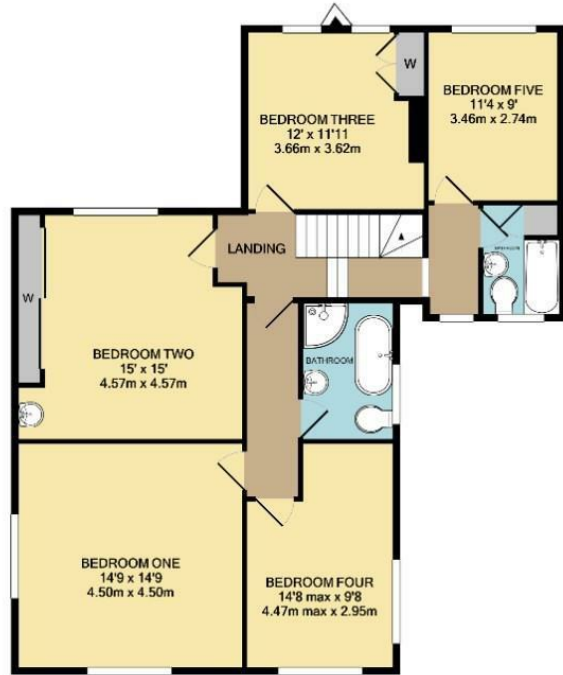
There is shown to be Superfast Fibre Broadband available to the property.

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





GROUND FLOOR
APPROX. FLOOR
AREA 1237 SQ.FT.
(114.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1061 SQ.FT.
(98.5 SQ.M.)



TOTAL APPROX. FLOOR AREA INCLUDING STUDIO/GARDEN ROOM 2297 SQ.FT. (213.4 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
71	80

Environmental Impact (CO ₂) Rating	
Current	Potential
C	B

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.