

Harrison Robinson

Estate Agents



27 Wrexham Road, Burley in Wharfedale, LS29 7LS

Offers In The Region Of £550,000

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GROUND FLOOR

Open Plan Lounge Dining Room

21'11" x 20'4" (6.7 x 6.2)

A half glazed uPVC entrance door opens into a generously proportioned living room with large, double glazed windows and patio doors opening out to the south facing garden allowing an abundance of natural light. The high ceiling adds to the spacious feel and grandeur of this room. Being open to the kitchen this is a most sociable space and one can imagine many happy times entertaining family and friends here. Laminate flooring, ceiling fan, downlighting, three contemporary styled radiators.

Kitchen

15'5" x 10'5" (4.7 x 3.2)

A stunning kitchen fitted with a range of soft grey, high gloss base and wall units with wood effect work surfaces and upstands and a range of integrated appliances including dishwasher, washing machine, fridge freezer, electric oven, microwave and four ring induction hob with black extractor over with attractive, marble effect, glass splashback. A black inset sink and drainer with mixer tap sits beneath a double glazed window to the side elevation. Laminate flooring, downlighting, black, vertical radiator. Door into hallway, giving access to the bedrooms and bathroom. Open to:

Hallway

A hallway off the kitchen leads to three bedrooms, one being served by a modern en suite shower room, and the house bathroom. A hatch gives access to a spacious loft area, which could be converted, if desired (STPC).

Master Bedroom

14'9" x 11'5" (4.5 x 3.5)

An immaculately presented double bedroom with large, double glazed windows overlooking the south facing garden, carpeted flooring and radiator. Door into:

En Suite Shower Room

A very well presented, three-piece ensuite shower room with low-level W.C., pedestal handbasin with chrome taps and

shower cubicle with electric shower. Curved glazed doors and glossy, stone effect wall tiling. Downlighting, vinyl flooring, extractor. Obscure, double glazed window, radiator.

Bedroom Three

8'6" x 7'6" (2.6 x 2.3)

A good sized single bedroom with double glazed window, carpeted flooring and radiator.

Bedroom Two

20'4" x 11'9" (6.2 x 3.6)

An extended double bedroom with carpeted flooring, contemporary styled vertical radiator with an additional garden room area off. Again, this area has carpeted flooring, two, vertical, contemporary style, radiators and double glazed patio doors leading out to the south facing garden. A roof lantern is an attractive feature and allows additional natural light.

Bathroom

Immaculately presented with low-level W.C., handbasin with chrome mixer tap set in a white, high gloss vanity unit with wall mirror and shelf over and panel bath with chrome taps and electric shower with glazed screen. Marble effect wall tiling, chrome, ladder style, heated towel rail, obscure, double glazed window. Spotlights, vinyl flooring.

OUTSIDE

Garden

The property benefits from a delightful, south facing, level garden predominantly laid to lawn with paved areas, attractive borders and a greenhouse. The garden is ideal for relaxing or entertaining and privacy is maintained with smart wooden fencing. A pathway leads round the front of the property to the driveway.

Driveway Parking

To the front of the property there is a gravelled driveway providing parking for up to three vehicles.

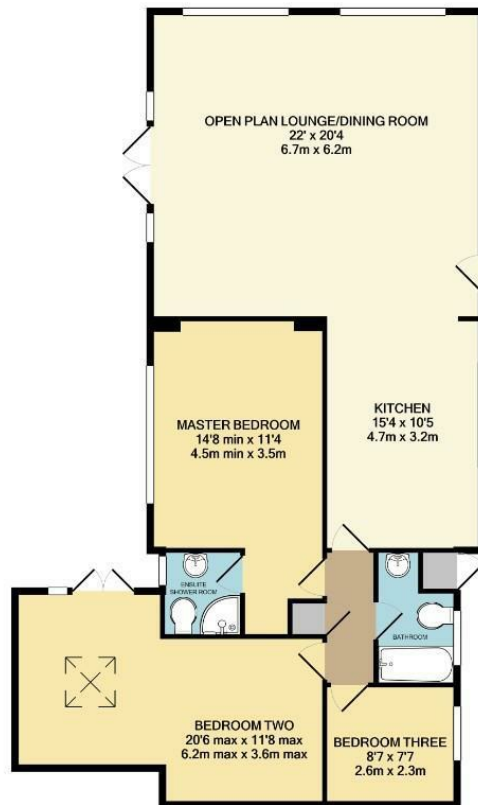
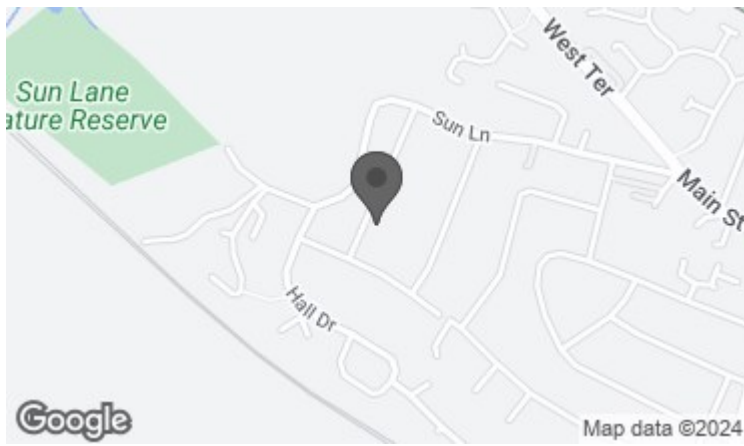
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Superfast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.





TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.1 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
73	82

Environmental Impact (CO ₂) Rating	
Current	Potential

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