

Harrison Robinson

Estate Agents



3 Greenholme Close, Burley in Wharfedale, LS29 7RN

Price Guide £535,000

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GROUND FLOOR

Entrance Porch

A half glazed, composite entrance door opens into a useful porch area with solid wood flooring and large, double glazed window to the front elevation. This is the ideal spot to kick off shoes and boots after a walk in the surrounding countryside. A wood panelled door gives access to the:

Lounge

16'4" x 13'5" (5.0 x 4.1)

A welcoming, spacious sitting room where one's eyes are drawn to a fabulous, multifuel stove sitting on a slate hearth. Solid oak flooring, double glazed window to the front elevation allowing lots of natural light to flood in, coving, grey, contemporary, vertical radiator, under stairs storage cupboard. Half glazed, wood panelled doors lead into the family room/snug and breakfast kitchen.

Family Room

16'8" x 7'10" (5.1 x 2.4)

A great, dual aspect reception room with solid wood flooring and radiator, which can be used as a snug, dining room or playroom. A large, double glazed window to the front affords views down the cul de sac and a further double glazed window adds to the light and airy feel. Downlighting, radiator.

Breakfast Kitchen

20'4" x 9'2" (6.2 x 2.8)

Wow! A fantastic dining kitchen to the rear of the property fitted with a range of high gloss, cream, base and wall units and drawers with under cabinet lighting and granite worksurfaces and upstands incorporating a fitted, granite dining table. Integral appliances include a Smeg oven and additional microwave oven and grill, induction hob with extractor hood over, fridge freezer, dishwasher and wine cooler. A one and half bowl, stainless steel sink with chrome mixer tap sits beneath a double glazed window overlooking the rear garden. Large, stone effect floor tiling with partial underfloor heating, downlighting. Open into the:

Garden Room

10'5" x 7'10" (3.2 x 2.4)

A further, great sized living space with double glazed windows with obscure glazing to one side maintaining privacy and patio doors leading out onto the patio. Continuation of the stone effect floor tiling with underfloor heating and light. This is a lovely spot in which to sit and enjoy a morning coffee or a glass of your favourite tipple in the evening or to enjoy meals with family and friends.

Utility Room

4'11" x 4'11" (1.5 x 1.5)

A door from the kitchen opens into a utility room with space and plumbing for a washing machine and tumble dryer with wood effect, laminate worksurface and cream, high gloss wall cupboards. A uPVC, half glazed stable door leads out to the side of the property giving access to the garden and a wood panelled door opens into the cloakroom. Downlighting.

Cloakroom

A fully tiled room with attractive, travertine floor and wall tiling with low level w/c and wall hung hand basin with Hansgrohe, chrome, mixer tap. Obscure, double glazed window to the rear elevation, downlighting, chrome, ladder style, heated towel rail, fitted wall mirror.

FIRST FLOOR

Landing

Carpeted stairs with oak, spindle balustrade lead up to the first floor landing where white, panelled doors open into four bedrooms, the immaculate house bathroom and a useful storage cupboard. A hatch with fitted, pull down ladder gives access to a part boarded loft where the boiler is situated.

Master Bedroom

17'0" x 8'6" (5.2 x 2.6)

A truly spacious, light and airy double bedroom with solid oak flooring and double glazed window to the front of the house with contemporary style radiator beneath. Ample room for items of furniture. Door into:

En Suite Shower Room

A beautifully appointed shower room with low level w/c, hand basin with Hansgrohe mixer tap set in dark wood drawers and separate shower cubicle with Hansgrohe drench shower with additional shower attachment and sliding doors. Attractive travertine floor and wall tiles, downlighting, extractor, fitted wall mirror, obscure, double glazed window to the rear, chrome, ladder style radiator.

Bedroom Two

9'6" x 8'6" (2.9 x 2.6)

A further double bedroom to the front of the property, again with solid oak flooring, fitted wardrobe, radiator and double glazed window. Door into:

En Suite Shower Room

Immaculately presented with low level w/c, wall hung hand basin with Hansgrohe mixer tap and shower cubicle with Hansgrohe drench shower with additional shower attachment. Smart, travertine floor and wall tiling, tall, mirrored vanity cupboard, downlighting, white, ladder style radiator, obscure double glazed window to the side elevation.

Bedroom Three

9'10" x 8'10" (3.0 x 2.7)

A double bedroom with double glazed window overlooking the rear garden and affording glimpses of the moor. Fitted, floor to ceiling, cream wardrobes, white ladder style radiator, solid oak flooring.

Bedroom Four

7'6" x 5'10" (2.3 x 1.8)

A single bedroom to the front of the property with solid oak flooring, fitted wardrobes/cupboards and white, ladder style radiator. A double glazed window looks out over the quiet, cul de sac. This room is currently utilised as a home office, ideal for those working from home.

Bathroom

With low level w/c, large hand basin set in white, high gloss drawers and with Hansgrohe mixer tap. Panel bath with Hansgrohe, thermostatic shower and mixer tap, large glass shower screen. Chrome, ladder style, heated towel rail, downlighting, obscure, double glazed window to the rear of the house. Natural stone, floor and wall tiling, fitted wall mirror.

OUTSIDE

Driveway Parking

To the front of the property there is a tarmac driveway providing parking for two vehicles and a level lawn set behind manicured hedging with a lovely, mature tree.

Garden

A paved pathway and a slate pathway lead to the rear garden to both sides of the house with wooden gates maintaining security and privacy. To the rear one finds a lovely, west facing garden with good sized level lawn and paved patio, ideal for al-fresco entertaining. A gated area houses the bins. Smart fencing, mature borders, log store. This is a lovely, family garden where children can play safely and one can enjoy the afternoon and evening sunshine.

UTILITIES AND SERVICES

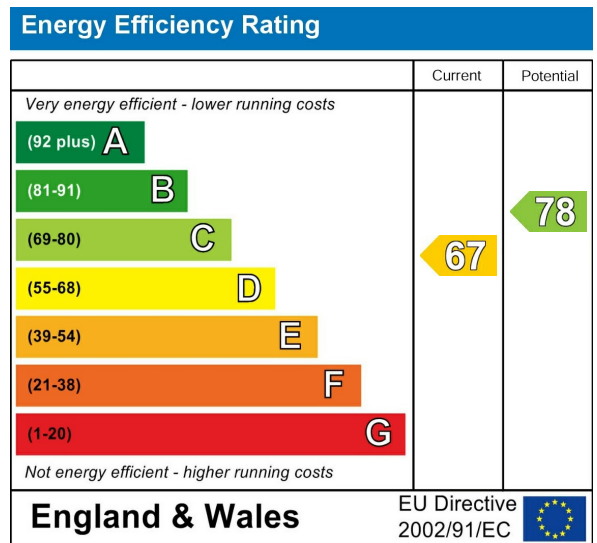
The property benefits from mains gas, electricity and drainage.

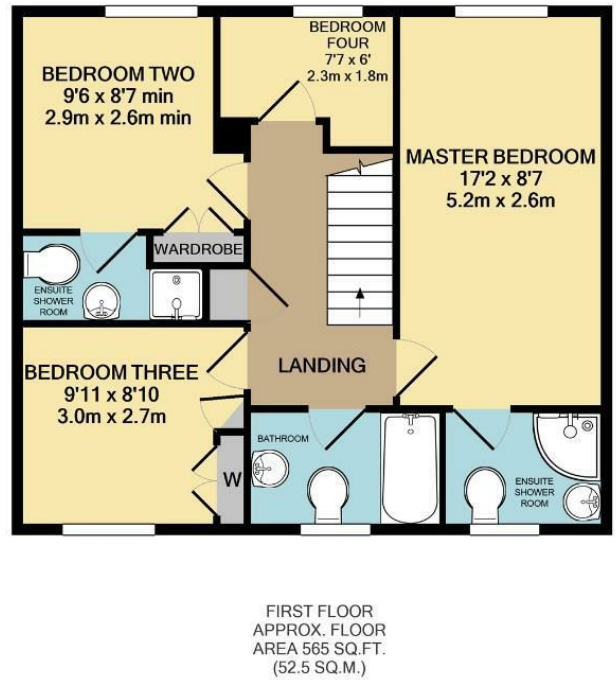
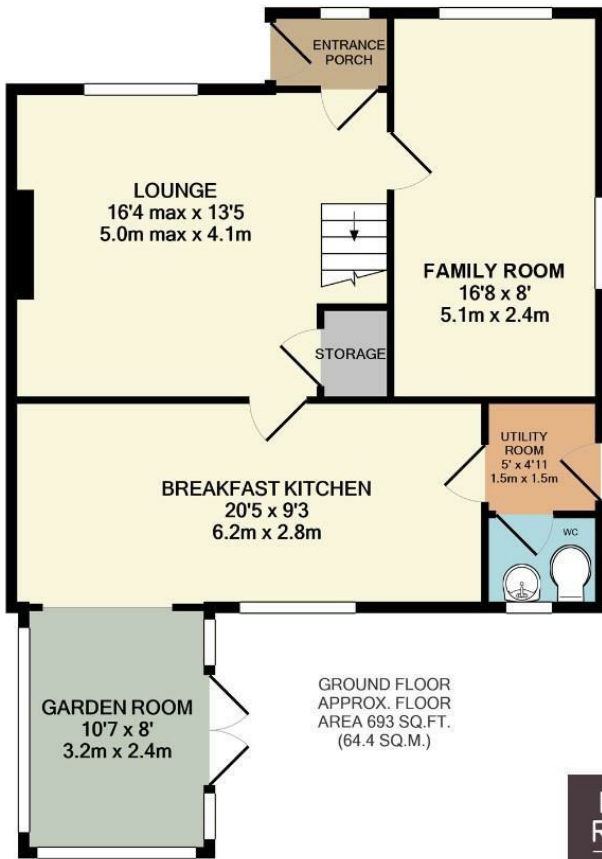
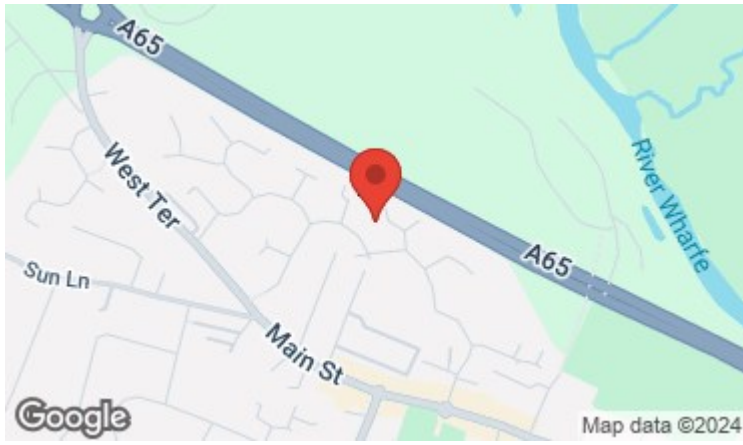
Ultrafast Full Fibre Broadband is shown to be available to this property.

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



- Four Bed Detached House
- Three Reception Rooms
- Well Presented Spacious Dining Kitchen
- Lounge with Multifuel Stove
- Two En Suite Bedrooms
- Beautifully Presented Throughout
- West Facing Level Rear Garden
- Driveway Parking for Two Cars
- Walking Distance To Village Amenities
- Council Tax Band E





TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.9 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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