

Harrison Robinson

Estate Agents



13 Manse Road, Burley in Wharfedale, LS29 7LB

Price Guide £295,000

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GROUND FLOOR

Entrance Hall

A UPVC entrance door with decorative glazed panels opens into a welcoming hallway. Doors open into the lounge, kitchen and dining room and a return, carpeted staircase leads to the first floor landing. Useful understairs cupboard, carpeted flooring, radiator.

Lounge

13'5" x 12'9" (4.1 x 3.9)

A light and airy, good sized lounge to the rear of the house with a large, double glazed window overlooking the beautiful, south facing rear garden. Carpeted flooring, radiator. Gas fire set on a marble hearth with timber surround.

Dining Room

12'9" x 7'10" (3.9 x 2.4)

A second reception room to the front of the property, currently arranged as a formal dining room, which would work equally well as a snug or playroom, if desired. Carpeted flooring, two, double glazed windows to the front of the property, radiator.

Kitchen

10'2" x 5'10" (3.1 x 1.8)

A well presented, galley style kitchen with solid wood base and wall units with complementary work surfaces over and tiled splashbacks. Inset stainless steel sink and drainer with chrome mixer tap, space for a cooker, tile effect vinyl flooring. Open to:

Utility Room

5'2" x 4'7" (1.6 x 1.4)

A most useful utility area with space for three appliances, also with fitted wall cupboards. Continuation of the vinyl flooring, radiator. Double glazed window to the rear overlooking the south facing garden. A glazed uPVC door leads out to the garden.

FIRST FLOOR

Landing

A carpeted staircase with timber balustrading leads to the first floor landing. Doors open into two double bedrooms, a good

sized single bedroom and the three-piece house bathroom. A hatch gives access to the loft area.

Bedroom One

11'5" x 10'9" (3.5 x 3.3)

A good sized, light and airy double bedroom to the rear of the house with fitted wardrobes, drawers and dressing table. Carpeted flooring and radiator. A double glazed window enjoys a lovely aspect over the south facing garden.

Bedroom Two

12'1" x 10'9" (3.7 x 3.3)

A second double bedroom to the front of the property with double glazed window enjoying far reaching views, carpeted flooring and radiator.

Bedroom Three

9'10" x 7'2" (3.0 x 2.2)

A spacious single bedroom to the front elevation enjoying long distance views with carpeted flooring, radiator and recessed cupboard housing the wall mounted, gas central heating boiler.

Bathroom

With low-level w/c, pedestal handbasin with traditional style, chrome taps and panel bath with chrome taps and thermostatic shower with glazed screen. Wall tiling, wood effect, vinyl flooring, radiator. Obscure, double glazed window.

OUTSIDE

Garden

The property benefits from a good sized, level, south facing garden with areas of lawn and pretty borders with mature shrubs and flowering plants. There is a delightful, sunny patio area, perfect for al-fresco dining. A pathway leads to the front of the property. Greenhouse, timber shed. To the front the property is well set back from the road with an area of lawn with attractive planting.

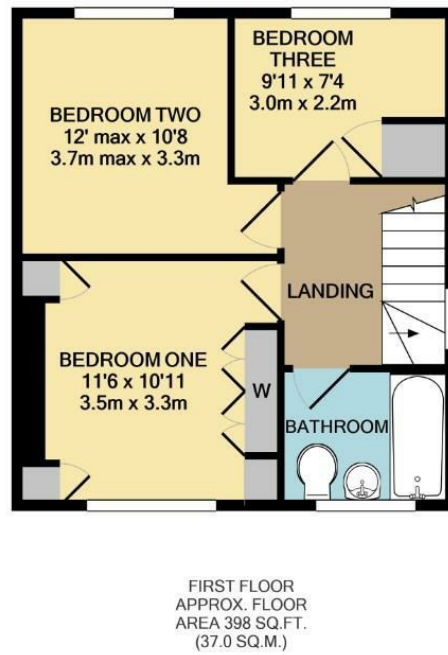
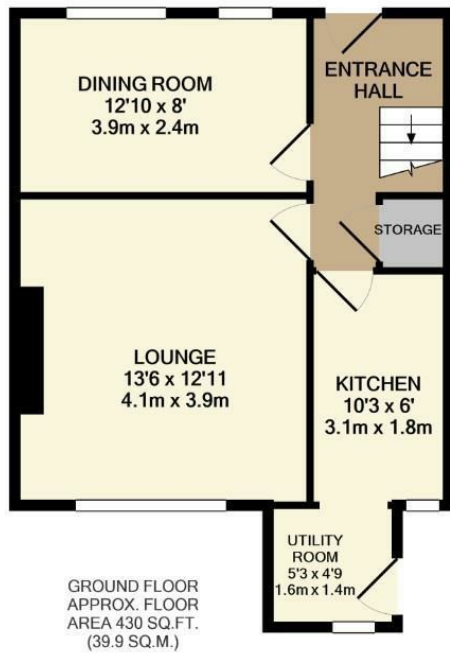
Driveway Parking

A tarmac driveway behind metal gates provides ample parking for up to four vehicles.

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.





TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 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



Energy Efficiency Rating	
Current	Potential
67	83
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	

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