

Harrison Robinson

Estate Agents



48 West View Avenue, Burley in Wharfedale, LS29 7LF

Price Guide £385,000

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GROUND FLOOR

Entrance Hall

One enters a wide spacious hallway, ideal for greeting friends and family alike. Stairs lead to the first floor landing. Two useful cupboards afford a good amount of storage.

Cloakroom

Comprising a low-level W.C. and washbasin with monobloc mixer tap and tiled splashback. Double glazed window with frosted glass to the side elevation.

Lounge

21'7" x 12'1" (6.6 x 3.7)

A spacious and comfortable through lounge with large windows to the front and rear elevations allowing natural light to flood in. Carpeted flooring, radiators and wall light points.

Dining Area

There is ample space for a family dining table and a further doorway gives direct access from the kitchen to the hallway and into the side porch.

Breakfast Kitchen

18'8" x 10'2" (5.7 x 3.1)

The original kitchen has been extended to create a good sized breakfast kitchen, fitted with a contemporary range of base and wall units in white with marble effect laminate worksurfaces over. Light floods in through two windows which overlook the charming garden. Integrated appliances include a fridge-freezer, double oven, microwave and stainless-steel gas hob with matching chimney extractor over. Space and plumbing for a washing machine. A stainless-steel sink with mixer tap sits under a window with aspects of the garden. Tile effect vinyl flooring. In the breakfast end of the kitchen there is ample space for a dining table. Wood effect laminate flooring and half-glazed Upvc door giving access to:

Porch

The area between the kitchen and the garage has been filled in to create a most useful porch, one can imagine many uses for this extra space including a playroom or even a great space for the dogs.

FIRST FLOOR

Landing

Stairs lead up from the hallway to a landing area giving access to the principal rooms, a window affords a good amount of natural light. Useful storage cupboard with shelving.

Bedroom One

12'5" x 11'5" (3.8 x 3.5)

A great sized double room with fitted wardrobes to one wall, a large window allows aspects to the front elevation and allows natural light to flood in. Carpeted flooring and radiator.

Bedroom Two

13'1" x 10'2" (4.0 x 3.1)

A further double bedroom again with fitted wardrobes and a large window overlooking the rear garden. Carpeted flooring and radiator.

Bedroom Three

12'1" x 8'10" (3.7 x 2.7)

A large single room with space for a bed and desk, a large window creates a bright and spacious feeling. Carpeted flooring and radiator. Over stairs cupboard.

Bathroom

A fully tiled bathroom comprising a panel bath with chrome fittings, pedestal washbasin with chrome taps and low-level W.C. A large window with frosted glass lets the light flood in. Radiator and vinyl flooring.

OUTSIDE

Garage And Workshop

15'8" x 8'2" and 15'8" x 7'10" (4.8 x 2.5 and 4.8 x 2.4)

What a bonus, this is a great space if you like to tinker with classic cars or bikes. Up and over door to the garage and side window to the workshop.

Garden

A delight is the mature, rear, west facing garden with well-stocked beds and lawned areas reflecting the love and attention afforded to them. A large greenhouse has pride of place.

Driveway Parking

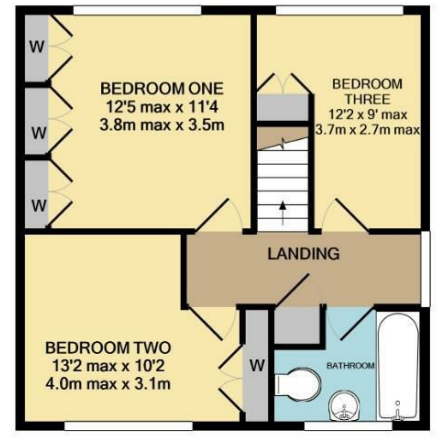
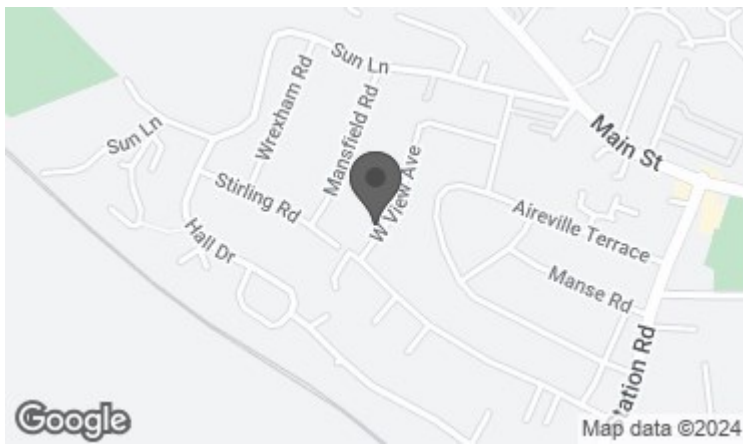
To the front the garden is laid to lawn with a mature border, there is ample parking for several cars on the tarmacadam driveway.

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.





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1229 SQ.FT. (103.5 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
67	83

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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