

Harrison Robinson

Estate Agents



11 Far Mead Croft, Burley in Wharfedale, LS29 7RR

£415,000

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GROUND FLOOR

Entrance Hall

A smart composite door opens into a small hallway, where doors lead into the lounge and cloakroom. Laminate flooring.

Cloakroom

With low-level W.C. and pedestal handbasin with chrome taps and tiled splashback. Laminate flooring, radiator, obscure, double glazed window.

Lounge

15'1" x 14'5" (4.6 x 4.4)

A spacious lounge to the front of the property with double glazed window, laminate flooring and two radiators. Wall mounted, pebble effect electric fire. Useful under stairs storage cupboard. There is ample room for comfortable furniture. A door leads into the dining kitchen and a carpeted staircase leads to the first floor landing.

Dining Kitchen

17'4" x 9'2" (5.3 x 2.8)

A good sized dining kitchen fitted with a range of Shaker style base and wall units with stainless steel handles, solid wood work surfaces and white metro tiling to splashback. Appliances include electric oven, five ring gas hob with stainless steel extractor over and dishwasher. Space and plumbing for a washing machine and American style fridge freezer. One and a half bowl, ceramic sink with chrome mixer tap beneath a double glazed window. Downlighting, laminate flooring, radiator. There is ample room for a family dining table making this a sociable space.

Garden Room

14'1" x 7'6" (4.3 x 2.3)

A lovely, light light and airy room with double glazed windows and patio doors leading out to the west facing, level garden. Laminate flooring, ceiling blinds, radiator. This is a lovely spot to sit and enjoy the aspect over the garden.

FIRST FLOOR

Landing

A return carpeted staircase with grey, timber balustrading leads to the first floor landing. A double glazed window to the side elevation allows natural light, doors open into three bedrooms, the house bathroom and a cupboard housing the hot water tank with useful shelving.

Master Bedroom

12'1" x 10'2" (3.7 x 3.1)

A lovely double bedroom to the rear of the property with double glazed window enjoying a lovely aspect over the rear garden. Fitted wardrobes, carpeted flooring, radiator. Door into:

En Suite Shower Room

With low-level W.C., wall hung hand basin with chrome mixer tap and shower cubicle with thermostatic shower and folding glazed doors. Neutral wall and floor tiling, extractor, downlighting. Obscure, double glazed window.

Bedroom Two

10'2" x 8'10" (3.1 x 2.7)

A second double bedroom to the front of the property with double glazed window, carpeted flooring and radiator. Tall, fitted wardrobe and shelving.

Bedroom Three

9'2" x 6'10" (2.8 x 2.1)

A third bedroom to the rear of the property with double glazed window overlooking the garden, carpeted flooring and radiator.

Bathroom

Well presented with low-level W.C., wall hung hand basin with chrome mixer tap and bath with tiled side, chrome taps and electric shower. Neutral wall and floor tiling, downlighting, extractor. Ladder style, heated towel rail, obscure, double glazed window.

OUTSIDE

Garden

To the front the property is well set back from the road with a lawned and shaded fore garden with attractive blossom tree and mature shrubs. To the rear there is a delightful, level, west facing garden with lawn and patio area ideal for al fresco dining. Shrubs and trees maintain privacy. Outside tap.

Driveway Parking

There is driveway parking for two vehicles.

Garage

A single garage with up and over door, power and lighting and useful mezzanine level provides excellent storage or parking if desired. A timber door with obscure glazed panes and side window leads to the rear garden.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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


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

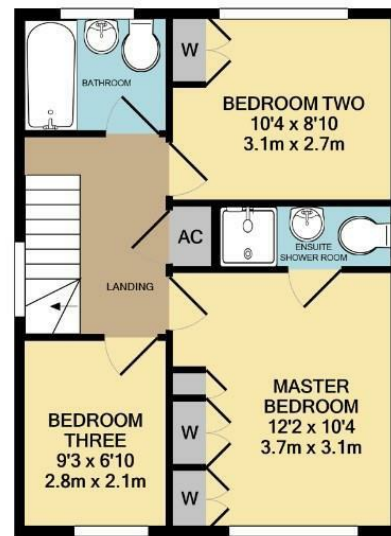
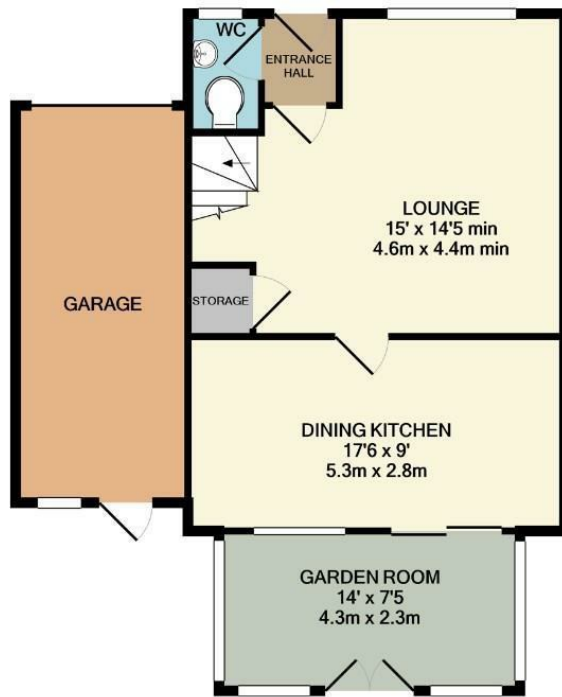
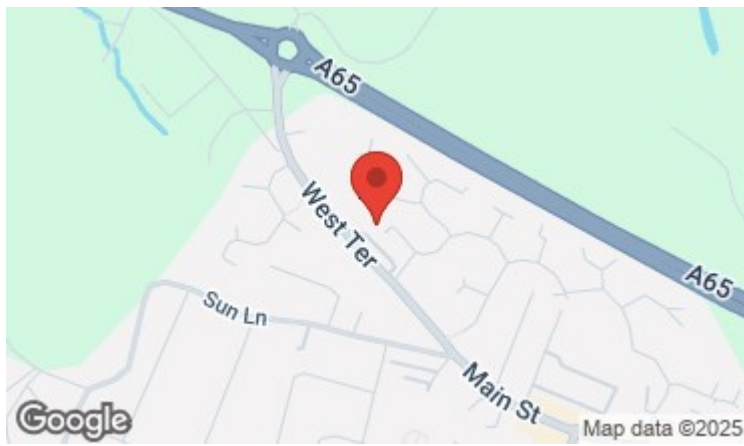
Tel: 01943 968 086



- Three Bedroom Detached Family Home
- Lovely Cul De Sac Location
- Two Reception Rooms
- Well Presented Dining Kitchen
- Level West Facing Garden
- En Suite To Master Bedroom
- Well Presented Throughout
- Walking Distance To Excellent Schools And Train Station
- Close To Village Amenities
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 945 SQ.FT. (87.9 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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