

# Harrison Robinson

Estate Agents



**11 Langford Ride, Burley in Wharfedale, LS29 7ES**

**Price Guide £750,000**

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# 11 Langford Ride, Burley in Wharfedale, LS29 7ES

## Price Guide £750,000



### GROUND FLOOR

With GAS FIRED CENTRAL HEATING, UPVC DOUBLE-GLAZED WINDOWS, ALARM and approximate room sizes, the accommodation comprises:

#### Entrance Hall

A smart, half-glazed, composite entrance door opens into a most spacious and welcoming hallway. One immediately senses the bright and contemporary feel of this charming, family home. A wide, return, carpeted staircase with stylish, oak balustrade and glazed panels leads to the first floor and accentuates the light and airy feel. Engineered oak flooring enhances the contemporary style. Coving, radiator, useful under stairs storage cupboard and doors to the principal rooms. This is a perfect spot to greet friends and family.

#### Sitting Room

21'3" x 12'1" (6.50m x 3.70m )

An elegant and spacious reception room, which is light and airy courtesy of the large, uPVC double-glazed window to the front elevation and the floor to ceiling, double-glazed windows to the rear, south facing elevation including a sliding door opening onto a generous patio in the south facing garden. A limed oak, stylish fire surround with marble inset and hearth housing a coal effect, gas fire provides an attractive focal point. Coving, carpeting, two radiators.

#### Dining Kitchen

21'3" x 12'1" (6.50m x 3.70m)

Contemporary, double, glazed doors open into a stunning dining kitchen - the heart of this fabulous family home with ample space to cook and entertain! Fitted with a comprehensive range of stylish, wooden fronted base and wall cupboards with solid granite work surfaces over. A large central island incorporates further storage and provides a great breakfast bar space for the family to congregate and chat. A stainless-steel, one and a half bowl sink with monobloc mixer tap sits under a large, uPVC, double-glazed window to the front elevation offering wonderful, far reaching countryside views. Integrated appliances include a dishwasher, a double electric oven, a microwave and a Neff, black, ceramic induction hob with granite splashback and chimney hood and extractor over. Space for an American style, large fridge/freezer. Room for a generous, family dining table and one can imagine many happy times here entertaining friends and family with uPVC double-glazed, French doors opening onto the south facing, rear patio and garden beyond, facilitating al-fresco dining in the warm weather. Smart, grey, Karndean flooring, downlighting, radiator.

#### Family Room

11'9" x 9'10" (3.60m x 3.00m )

An excellent, second reception room leading off both the dining kitchen and hallway. Continuation of the engineered oak flooring. Coving, radiator. Double doors lead into the:

#### Conservatory

14'9" x 9'10" (4.50m x 3.00m )

A large, uPVC double-glazed conservatory, providing extra reception space and offering a pleasant outlook over the rear, south facing garden. Continuation of the engineered oak flooring, radiator.

#### Utility Room

9'2" x 7'10" (2.80m x 2.40m )

A good-sized utility room with space and plumbing for a washing machine and tumble dryer and fitted base and wall cupboards. A stainless-steel sink with monobloc tap and drainer sits beneath a uPVC double glazed window overlooking the rear garden. Smart, grey, Karndean flooring. Downlighting and half-glazed uPVC rear door leading out into the garden. Internal door giving access to the single garage.

#### Cloakroom

A useful cloakroom with low-level w/c and handbasin with monobloc mixer tap and tiled splashback. Engineered oak flooring, radiator and extractor fan.

### FIRST FLOOR

#### Landing

A wide, return, carpeted staircase with oak balustrade and contemporary glazed panels leads to a spacious, carpeted landing giving access to all bedrooms and the house bathroom. A large uPVC double glazed window to the front elevation allows plenty of natural light to flood in and offers delightful, far reaching countryside views. Loft hatch.

#### Master Bedroom

15'1" x 10'5" (4.60m x 3.20m )

A spacious, double bedroom - a haven of peace and calm with ample room for a large double bed and some substantial bedroom furniture. A large uPVC double glazed window affords stunning, long distance, hillside views. Coving, carpeting and radiator.

#### En-Suite

A spacious, modern en suite bathroom comprising of a large,

corner walk-in shower with glass screen and thermostatic shower, a white low-level w/c and a white handbasin with monobloc mixer tap set on a contemporary vanity unit offering plentiful storage in two large drawers. Uplit mirror above. Dark grey, ceramic floor tiles with complementary, light grey wall tiles. Chrome, ladder, towel radiator and uPVC double glazed window.

### Bedroom Two

12'1" x 10'9" (3.70m x 3.30m )

A spacious double bedroom to the front elevation with large, uPVC double glazed window offering the same wonderful countryside views. Carpeted flooring and radiator.

### Bedroom Three

12'1" x 10'2" (3.70m x 3.10m )

A good sized double bedroom to the rear, south facing elevation with a uPVC double glazed window offering a pleasant view over the garden. Smart, light grey laminate flooring and radiator.

### Bedroom Four

10'2" x 9'2" (3.10m x 2.80m )

Yet another great sized double bedroom to the rear elevation with a view over the garden through the large, uPVC double glazed window. Radiator and carpeting.

### House Bathroom

A spacious, well equipped, modern family bathroom with a four-piece suite to include a white, panel bath with central mixer tap and

hand held shower attachment, a corner shower cubicle with thermostatic shower and sliding glazed door, a white, low-level w/c and a white, pedestal handbasin with monobloc mixer tap. Ceramic floor tiling. Chrome, ladder, towel radiator. UPVC double-glazed window with opaque glazing to the rear elevation.

### OUTSIDE

#### Integral Garage

A good sized single garage with ample room for bicycles, the usual family paraphernalia or further parking, if desired. Loft space with pull down ladder, which houses the Vaillant central heating boiler and hot water cylinder and provides a good amount of extra storage.

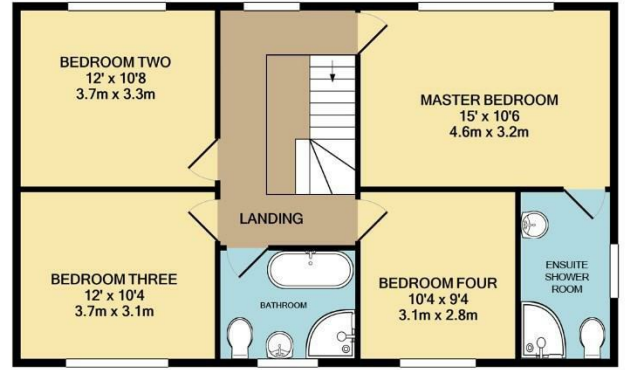
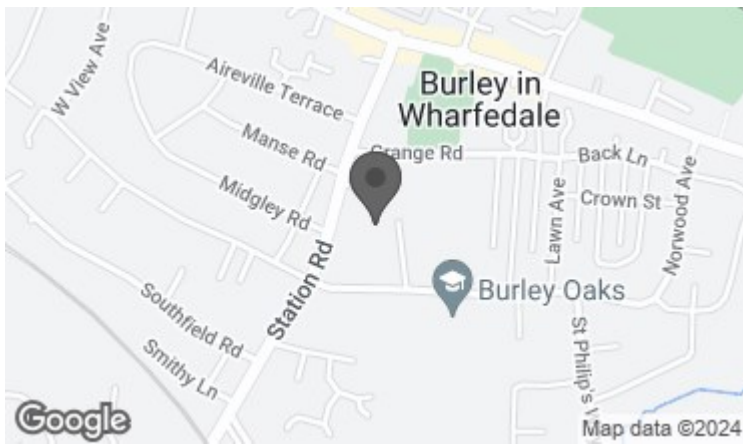
#### Garden and Parking

The property benefits from parking for several vehicles on the tarmac driveway adjacent to a low maintenance front garden, whilst to the rear one finds a good sized, tranquil, south facing garden, which is mainly laid to level lawn with established borders of shrubs and plants. Two areas of patio offer an ideal spot to sit and relax or entertain. This is the perfect family garden where children can play safely.

#### UTILITIES AND SERVICES

The property benefits from mains drainage, gas and electricity. Superfast and Ultrafast Broadband are shown on the Ofcom website to be available to this property. Please check the Ofcom website for mobile 'phone coverage.





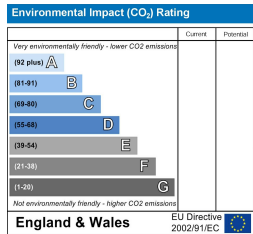
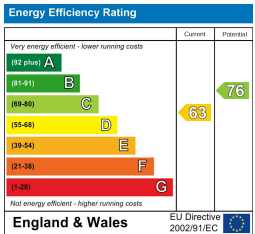
GROUND FLOOR  
APPROX. FLOOR  
AREA 1236 SQ.FT.  
(114.8 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 751 SQ.FT.  
(69.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1818 SQ.FT. (168.8 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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