

Harrison Robinson

Estate Agents



34 Grangefield Avenue, Burley in Wharfedale, LS29 7HA

£379,950

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GROUND FLOOR

Entrance Hall

A beautiful, solid timber door with stained glass, double-glazed panels and matching transom light over opens into a welcoming hallway with original, painted floorboards and a traditional style radiator. Original features include high ceilings, deep skirting, cornicing and a delightful, feature archway. An original, half-glazed door leads into the:

Dining Kitchen

14'2" x 11'8" plus 8'3" x 6'2" (4.32 x 3.58 plus 2.52 x 1.89)

A spacious, bright and airy dining kitchen to the rear of the property with lovely Shaker style, wooden base and wall units and drawers with striking, gold effect fittings and complementary marble effect, laminate work surface and splashback over. Integrated appliances include an AEG electric oven with AEG four burner gas hob, a fridge/freezer, a slimline dishwasher and a washer/drier. A cupboard houses the Baxi central heating boiler which is only a few years old. A ceramic one and a half bowl sink and drainer with monobloc tap sits below a timber framed, double-glazed window overlooking the charming rear, west facing courtyard garden with a further matching side window accentuating the bright atmosphere. In the dining area of this stunning kitchen, a large, original, sash window allows the light to flood in and affords a further lovely aspect over the garden. There is ample space for a generous dining table. Downlighting and traditional style radiator. Quality, Invictus, herringbone style, laminate flooring is indicative of the essence of this property - original, character features blended with wonderful, contemporary styling. A half-glazed original door opens into a good-sized store cupboard with ample space to hang coats and store shoes not to mention room for a Hoover and ironing board! This is a fabulous room for entertaining and one can imagine many happy times spent here in the company of friends and family. A solid, timber door leads into the garden.

Lounge

14'0" max x 10'5" (4.27 max x 3.20)

This is a lovely sitting room of good proportions with some delightful features. An original box bay window with charming,

stained glass panels overlooks the attractive fore garden and allows the natural light to flood in. A stunning, elegant, marble fireplace with tiled slips houses a gas fire and creates a fabulous focal point. Bespoke, fitted cupboards and shelving to the alcoves, ceiling rose and cornicing. Carpeting and traditional style radiator.

FIRST FLOOR

Landing

A painted, wooden staircase with attractive carpet runner and traditional stair rods leads to the carpeted landing. Wooden handrail and balustrade. An original door opens onto a staircase with carpet runner and traditional style runner clips, which leads to the second floor double bedroom.

Bedroom One

14'2" x 11'6" (4.34 x 3.53)

A superb, principal bedroom of wonderful proportions to the front elevation. Large, original, sash windows create a bright and airy atmosphere. A cast-iron fireplace with attractive, tiled hearth is a lovely feature. Beautiful, bespoke, fitted wardrobes with further storage catered for by a walk-in cupboard with hanging rail. Carpeting and radiator.

Bedroom Three

9'3" x 8'11" (2.82 x 2.73)

Currently serving as a study, this is another good-sized bedroom with room for a double bed. An original, sash window offers a lovely view over the cricket field and towards the moors. Stripped, original floorboards, cornicing and radiator.

Bathroom

A beautifully appointed, newly fitted three-piece bathroom comprising of a traditional style, white suite including a bath with glazed screen, mains shower over and separate hand-held shower attachment, all with stunning, brass fittings, a pedestal wash basin with matching brass mixer taps and a low-level w/c. A traditional style towel radiator is a lovely feature and very much in keeping with the property. Downlighting and extractor fan. A large, original, sash window with opaque glazing allows for ample natural light. Attractive, geometric design, porcelain

tiled flooring and complementary large, marble effect, porcelain wall tiles around the bath and shower. Lovely, wooden panelling to half-height. Oval, wall mounted mirror and useful shelving. This is the most superb, recent addition to this wonderful property and is in keeping with the owners' tasteful and sympathetic renovation of the property.

SECOND FLOOR

Bedroom Two

16'5" x 12'11" (5.02 x 3.96)

Another spacious, double bedroom with a large Velux window with fitted blackout blind. Stripped floorboards and radiator.

OUTSIDE

Garden

To the front of the property is a path leading to the attractive, front entrance door with hedging bordering the low maintenance front garden and ample room for some colourful pots. To the rear is a charming, west facing courtyard garden with smart fencing to both sides and a wrought iron gate leading out to the quiet, rear access lane. A stone built outhouse, the original coal store, provides useful storage. There is plenty of room for outdoor furniture for relaxing and al fresco entertaining and one can imagine enjoying a glass of your favourite tippie here in the

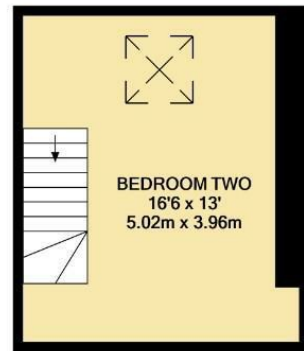
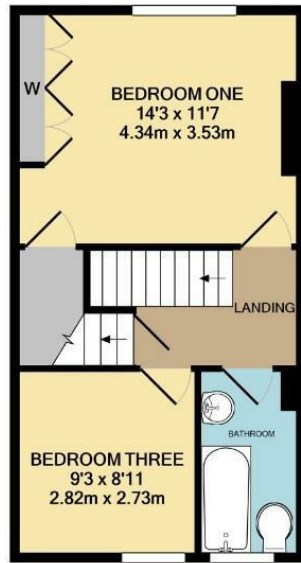
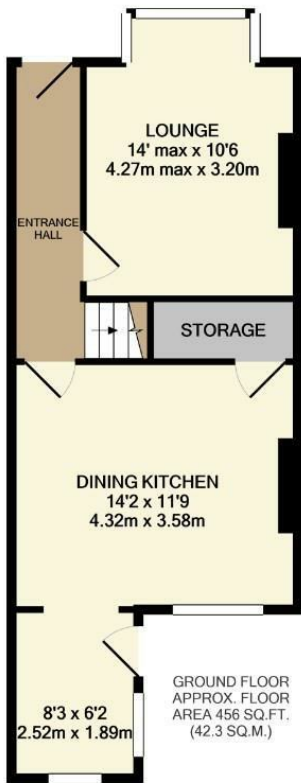
evening sunshine. The property backs onto a quiet lane with the village cricket pitch beyond.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the 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 1037 SQ.FT. (96.3 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
57	81

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (81 plus) A
 (69-80) B
 (55-68) C
 (39-54) D
 (21-38) E
 (1-20) F
 G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.