

# Harrison Robinson

Estate Agents



**12 Park Row, Burley in Wharfedale, LS29 7JT**

**Price Guide £379,950**

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# 12 Park Row, Burley in Wharfedale, LS29 7JT

## Price Guide £379,950



### GROUND FLOOR

#### Entrance Hall

A Yorkshire stone path leads to a half glazed front door with transom light over opening into a reception hallway, ideal for greeting friends and family alike, with broad, carpeted stairs leading to the first floor and stripped, pine, wooden door to:

#### Lounge

15'1" x 13'1" (4.6 x 4.0)

A most charming, bright and spacious, immaculately presented room with south facing, double glazed, timber, sash window to the front, which allows the natural light to flood in, having bespoke, white, timber, internal shutters. Attractive, fire surround with tiled hearth housing a cast iron, log burning stove. Carpeted flooring, radiator. This is just the place to be on a cold winter's night. Stripped, original, pine door leads into:

#### Dining Kitchen

13'9" x 11'1" & 10'5" x 7'2" (4.2 x 3.4 & 3.2 x 2.2)

A smartly presented dining kitchen with ample space for family meals or more formal entertaining. A charming space, fitted with a range of modern, Shaker style cream fronted kitchen units, comprising fitted wall and floor cupboards and drawers, contrasting, light, timber, laminate work surfaces housing an inset white, ceramic sink and drainer with modern, chrome, mixer tap, which sits under a double glazed, timber, sash window with aspects over the field. Cream, Metro wall tiling to the splash back. Fitted appliances include a four ring, induction hob with stainless steel chimney hood over and a stainless steel, electric oven, integrated fridge and freezer, and dishwasher. Space and plumbing for a washing machine. A cupboard houses the combi-boiler. Smart, wood effect, laminate flooring throughout. The spacious dining area is delightful, the light and spacious feel continues, one can imagine many happy times spent here entertaining friends and family. A timber door gives access to the rear and a double glazed, timber, sash window overlooks the parkland. A stripped, pine door opens into a useful, large, under stairs storage cupboard. Radiator.

### FIRST FLOOR

#### Landing

A broad carpeted staircase leads from the hallway to the first floor landing, where doors open into three bedrooms and the house bathroom.

#### Master Bedroom

13'9" x 11'1" (4.2 x 3.4)

A spacious double bedroom with a double glazed, timber, sash window to the rear offering lovely, long distance views towards the moors. A good ceiling height gives a great feeling of space. Radiator, carpeted flooring.

#### Bedroom Two

13'1" x 10'5" (4.0 x 3.2)

A well-presented, spacious double bedroom with double glazed, timber, sash window to the front elevation overlooking the garden. Radiator, carpeted flooring.

#### Bedroom Three

9'6" x 7'10" (2.9 x 2.4)

A further, good sized, bright and airy, single bedroom with south facing, double glazed window to the front overlooking the garden. Carpeted flooring, radiator.

#### Bathroom

A most spacious and well-presented bathroom fitted with a traditional style, four piece suite comprising: a large, corner shower with glass door fitted with a traditional style, thermostatic shower with a drench and separate hand shower, pedestal washbasin with traditional style, chrome taps, low level w/c and panel bath with chrome mixer tap with hand shower over. White, brick effect, ceramic tiling to the bath and shower areas, further panelling to dado height to the walls. Wood effect, vinyl flooring and double glazed, timber, sash window with obscure glazing. Extractor fan, radiator.

### OUTSIDE

#### Garden

To the front of the property there is a south facing garden area, enclosed by stone walling and charming original wrought iron trellis, privacy is maintained by shrubs. A Yorkshire stone path leads to the front door with the remainder laid to Astro turf. This area is an absolute sun trap and ideal for sitting out or al fresco dining. The front of the property is accessed on foot along a charming, quiet footpath, which runs between the rows of terraced properties. To the rear of the property is a private road that affords vehicular access and parking. To the rear is a useful, stone storage outhouse ideal for storing bikes. Beyond the private access road is a substantial, open space of municipal owned park land known as Victoria Park.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

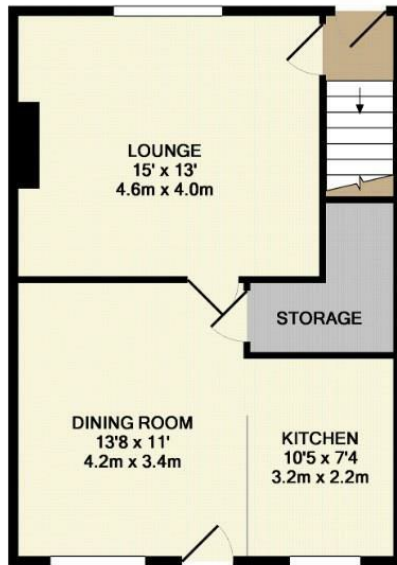
There is Ultrafast Fibre Broadband shown to be available to this property.

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

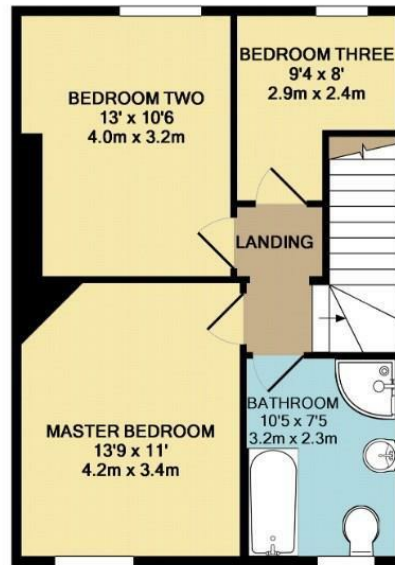


- **\*\*No Onward Chain\*\***
- Characterful Three Bedroom Victorian Terrace
- Spacious Contemporary Dining Kitchen
- Sitting Room with Log Burning Stove
- Traditional Style Four Piece Bathroom
- Suntrap South Facing Front Garden Area
- Private Parking To The Rear
- Overlooking Open Parkland To Rear
- Delightful Long Distance Views
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.