

# Harrison Robinson

Estate Agents



**58 Ron Lawton Crescent, Burley in Wharfedale, LS29 7ST**

**£585,000**

 5  2  1  D





# 58 Ron Lawton Crescent, Burley in Wharfedale, LS29 7ST

## £585,000



## GROUND FLOOR

### Entrance Hall

Covered entrance with attractive, carved, stone portico with quarry tiled floor and bin store cupboard to the side of the entrance door. A composite entrance door opens into a spacious entrance hall, ideal for receiving friends and family with high quality, oak effect, laminate flooring, ceiling cornice, radiator, useful, under stairs store cupboard and alarm pad. A carpeted return staircase leads up to the first floor landing.

### Bedroom Four /Study

12'9" x 9'10" (3.9 x 3.0)

A bright and spacious, double bedroom with a UPVC, double glazed window to the front elevation allowing the natural light to flood in. Ceiling cornice, radiator and carpeted flooring. This would also make a great study or home office, separate from the main living space.

### Bedroom Five /Family Room

16'0" x 10'2" (4.9 x 3.1)

A further flexible bright and spacious room offering a fifth bedroom or family room with UPVC, double glazed, French doors leading out on to the rear patio and the garden beyond. Ceiling cornice, carpeted flooring and radiator.

### Utility Room

7'2" x 6'10" (2.2 x 2.1)

Fitted with a range of base and wall cupboards and having a single drainer, stainless steel sink unit and a laminate work surface. Tiled splashback and oak effect, laminate flooring - an ideal space to kick off muddy shoes and boots after a long walk, having access from the front via a pathway to the side of the house to the double glazed, rear entrance door giving access to the rear garden. Radiator and wall mounted, gas fired central heating boiler.

### Cloakroom/W.C.

A stylish, contemporary styled cloakroom, ideally placed for the two ground floor bedrooms with vanity wash basin with modern chrome mixer tap and attractive, tiled feature wall. Low-level w/c. Oak effect, laminate flooring, radiator and extractor fan. (This room is spacious enough to be reconfigured to fit in a shower cubicle to enhance the flexibility of the accommodation).

## FIRST FLOOR

### Landing

A spacious, carpeted landing area with radiator with half-glazed door opening into:

### Lounge

17'8" x 11'9" (5.4 x 3.6)

A most generous, 'L' shaped Living/Dining Room - a great place to entertain or just sit and relax with a sitting area having a UPVC, double glazed window to the front and UPVC, double glazed, French doors with a Juliet balcony allowing a great amount of natural light to flood in and enjoying a pleasant open aspect and outlook. A feature fireplace houses a contemporary style, log effect, electric fire, providing an attractive focal point. Ceiling cornice, radiator and carpeted flooring.

### Dining Area

10'5" x 7'6" (3.2 x 2.3)

The dining area is spacious enough to take a large, family dining table and one can imagine many happy times here entertaining friends and family in this most flexible living space. Ceiling cornice, radiator and carpeted flooring.

### Dining Kitchen

18'0" x 9'6" (5.5 x 2.9)

A spacious breakfast kitchen with ample room for a breakfast table, fitted with an attractive range of contemporary, base and wall cupboards with complementary, dark, laminate work surfaces and incorporating an inset, one and a half bowl, stainless steel sink unit and drainer. Attractive, metro style, ceramic, wall tiling to the splashback and ceiling down lighters. Integrated appliances include a four ring, stainless-steel, gas hob with stainless steel, chimney extractor hood over, a wall mounted Neff electric, double oven with grill and an integrated Neff dishwasher. Space for an American style, stainless steel, fridge freezer. Oak effect, laminate flooring. Two UPVC, double glazed windows to the rear allow a good amount of natural light to flood in and afford a lovely view over the rear garden.

## SECOND FLOOR

### Landing

A carpeted staircase with white, painted balustrade leads from the first floor landing to the second floor landing with airing cupboard housing the pressurised water cylinder. A hatch to the landing ceiling provides access to the roof void.

## Master Bedroom

11'9" x 10'5" (3.6 x 3.2)

Benefitting from tall ceilings that create a great feeling of space, this room exudes a wonderful feeling of peace and calm. A UPVC, double glazed window to the front affords a pleasant outlook and a range of modern style, fitted wardrobes with hanging rails and shelves provide ample storage. Radiator and carpeted flooring.

## En Suite Shower Room

A spacious, contemporary style shower room having a fully tiled, glazed, shower cubicle with a mains thermostatic shower and separate hand held shower attachment, a stylish vanity wash basin with chrome mixer tap and concealed cistern w/c. Ceramic tiling to dado height, wood effect, vinyl flooring, tall, vertical, ladder radiator and extractor fan. Useful, recessed shelving.

## Bedroom Two

11'1" x 10'5" (3.4 x 3.2)

A spacious, double bedroom with high ceiling and UPVC, double glazed window to the rear overlooking the garden. Carpeted flooring and radiator.

## Bedroom Three

A really good-sized, single bedroom having a high ceiling - ideal for bunk or high sleeper beds with UPVC, double glazed window to the front affording a charming outlook. Radiator and carpeted flooring.

## Bathroom

A charming, modern, white suite comprising panelled bath with shower attachment over and glazed shower screen, pedestal washbasin with chrome mixer tap and low-level w/c. Wood effect, vinyl flooring, radiator and opaque, UPVC, double glazed window to the rear. Fully tiled around the bath and half tiled elsewhere. Extractor fan.

## OUTSIDE

### Garden

A charming, enclosed, private, rear garden with a flagged patio area - ideal for al fresco entertaining in the afternoon and evening sun. There is a great-sized, level area of lawn with plenty of space for children to play. A pathway leads down the side of the property from a secure timber gate. Outside water tap. To the front of the property is a further area of lawn. Another key feature is that the property sits in a quiet, block paved courtyard, cul-de-sac away from the road and benefits from a large, private area of block paving leading up to the double garage. This is the perfect spot for youngsters to ride their bikes and play and affords ample parking for several cars.

### Double Garage

A spacious, detached, double garage with electric light and power and twin remote control up and over doors. Ample space for two cars or all the family paraphernalia. Parking for several cars in front of the garage. EV charging point.

## NOTES

Our vendor has advised us that there is a Greenbelt charge for the maintenance of the communal grounds at the Scalebar development. This is approximately £300 per annum.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

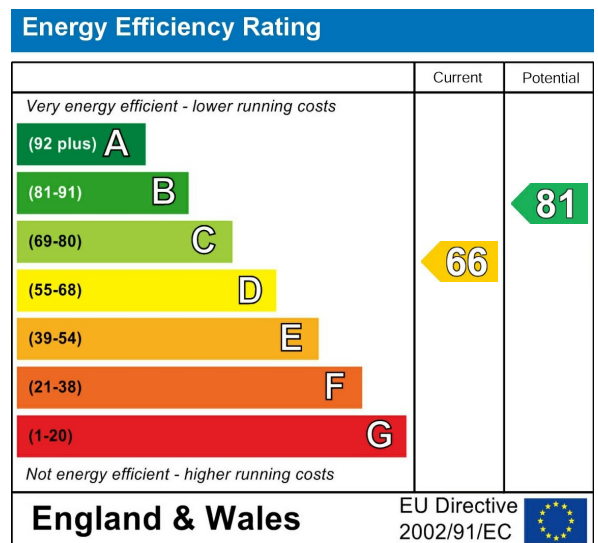
There is Ultrafast Full Fibre Broadband to the property.

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

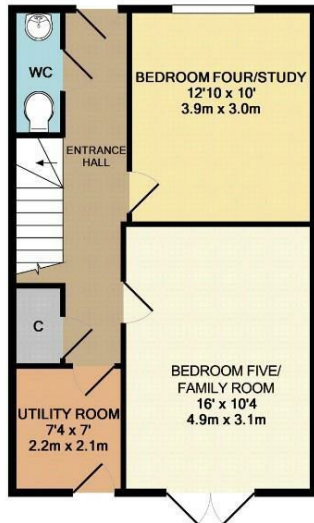
Tel: 01943 968 086



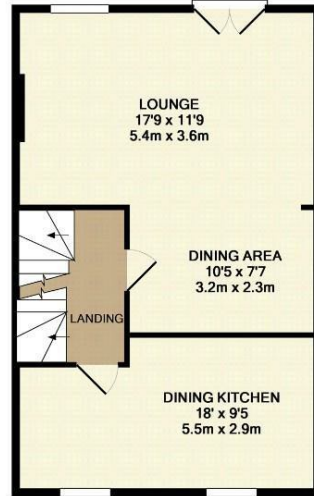
- Five Bedroom End Town House
- Master Bedroom with En-Suite
- Modern Fitted Dining Kitchen
- Enclosed Rear Garden
- Detached Double Garage & Parking For Several Cars
- Wonderful Parkland Setting
- Short Walk To The Station
- Ilkley Grammar School Catchment
- Beautiful, Contemporary Styling Throughout
- Council Tax Band E



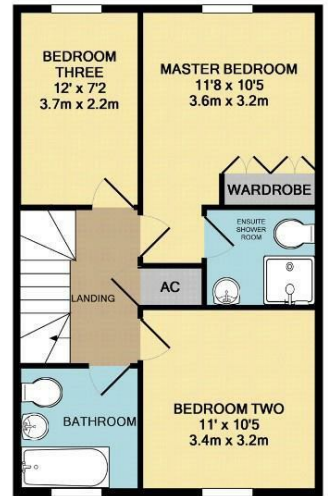




GROUND FLOOR  
APPROX. FLOOR  
AREA 881 SQ.FT.  
(81.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(48.0 SQ.M.)



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



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1554 SQ.FT. (144.3 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



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.