

Harrison Robinson

Estate Agents



45 Lawn Avenue, Burley in Wharfedale, LS29 7ET

£475,000

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GROUND FLOOR

Entrance Hall

A UPVC double-glazed entrance door with charming portico and with opaque glazed panels and leaded opaque transom light over opens into a spacious entrance hall. An opaque, double-glazed side window enhances the bright atmosphere. Oak flooring, radiator and a carpeted staircase with painted spindle balustrade leads to the first floor. Useful, understairs storage cupboard.

Lounge

26'10" x 11'9" (8.2 x 3.6)

A lovely, well-proportioned sitting room is filled with light courtesy of the box bay window offering a pleasant view over the front garden. An elegant, timber fire surround with stone tiled hearth houses a cast iron multi-fuel stove creating a wonderful, focal point. Carpeting, radiator, and TV point. The lounge flows into the:

Dining Area

A good-sized dining area with ample room for a family dining table. Carpeting and tall, contemporary style radiator. Built in, tall, glazed, display cupboard with shelving. The dining area is open into the kitchen facilitating easy family mealtimes and conducive to entertaining.

Kitchen

12'1" x 6'2" (3.7 x 1.9)

A modern, fitted kitchen with Shaker style base and wall units with contrasting laminate worksurface over and complementary tiled splashback. A stainless steel one and a half bowl sink and drainer with monobloc tap sits beneath a large, UPVC, double-glazed window to the side elevation. A further UPVC double-glazed window affords a view through into the lovely rear garden through the conservatory. Stainless steel range oven with five burner gas hob and stainless steel cooker hood and extractor over, slimline dishwasher and space for a fridge/freezer. Tile effect, vinyl flooring and downlighting.

Conservatory

16'8" x 10'2" (5.1 x 3.1)

Bi-fold doors from the dining area open into a spacious UPVC double-glazed conservatory with ceramic tiled floor, fitted cupboards with laminate worksurface over, space and plumbing for a washing machine and radiator. French doors and a further side door lead into the lovely, level, lawned garden.

W.C.

Fitted with a wall mounted washbasin with mixer tap and tiled splashback and low-level w.c. A UPVC, double-glazed window with obscure glazing allows for ample natural light. Continuation of the oak flooring. Radiator.

FIRST FLOOR

Landing

A carpeted return staircase with painted, timber balustrade leads up to the carpeted landing with a UPVC double glazed window with opaque glazing to the side elevation allowing the natural light to flood in.

Master Bedroom

14'5" x 10'9" (4.39m x 3.28m)

A spacious, double bedroom to the front elevation benefits from a UPVC double-glazed, bay window affording pleasant far reaching countryside views. Fitted wardrobes, carpeting and radiator.

En-Suite Shower Room

A most generous en-suite shower room incorporating a large, corner shower cubicle with

mains thermostatic shower, separate hand held shower attachment and glazed doors. Vanity washbasin with mosaic, tiled splashback and low-level w/c. Ceramic, tiled flooring and radiator. A UPVC, double-glazed window with obscure glazing to the front elevation makes for a bright atmosphere.

Bedroom Two

11'9" x 11'9" (3.6 x 3.6)

A further great-sized, double bedroom affording a lovely aspect over the rear garden and some delightful, far-reaching, countryside views. Fitted wardrobes, carpeting and radiator.

Bathroom

A spacious house bathroom incorporating a panel bath with main shower over and glazed screen, a pedestal washbasin, a bidet and a low-level w/c. Traditional style taps, fully tiled around the bath and half-tiling elsewhere. Vertical, ladder style, towel radiator and ceramic, tiled floor. A built-in, floor to ceiling cupboard provides storage for towels and linen. A large, UPVC, double-glazed window with obscure glazing allows for ample natural light.

SECOND FLOOR

Landing

A carpeted return staircase with painted, timber balustrade leads up to the spacious second floor landing. Velux window, carpeting and wall light. Vaillant, central heating boiler.

Bedroom Three

15'8" x 10'2" (4.8 x 3.1)

A third, double bedroom with Velux windows to both front and rear allowing for ample natural light. Built-in wardrobe, carpeting and radiator. A door opens into a large, carpeted, under eaves store cupboard

OUTSIDE

Garden

A tall, timber gate with trellis to the side provides privacy and opens onto a continuation of the driveway, which leads into the good-sized rear garden, which is principally laid to lawn with established planting and shrubs to the borders but also provides several lovely patio areas to sit and relax or enjoy al fresco entertaining with family and friends. Timber shed and outside tap. Timber fencing maintains privacy.

Driveway

The property is approached over a spacious, tarmacadam driveway with a deep border providing established planting. the front garden is bound by a low stone wall.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


We understand that there is Ultrafast Fibre Broadband available to the property.

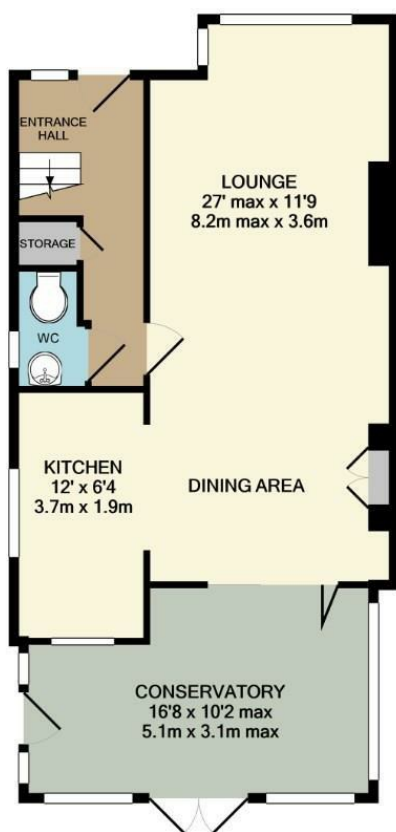
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- No Onward Chain
- Spacious Semi-Detached House
- Three Double Bedrooms Including Master En-Suite
- Generous Lounge/Dining Area & Conservatory
- Lovely, Lawned Garden
- Landscaped Driveway Parking
- Walking Distance to Two Highly Regarded Primary Schools & Train Station
- Delightful, Countryside Views
- New Roof
- Council Tax Band C

Energy Efficiency Rating

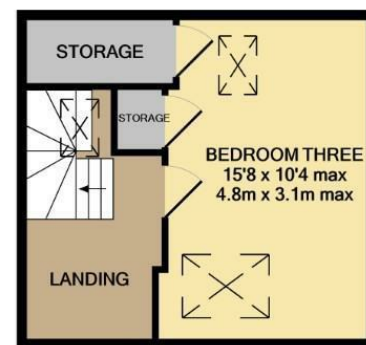
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



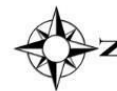
SECOND FLOOR
APPROX. FLOOR
AREA 261 SQ.FT.
(24.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 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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