

Harrison Robinson

Estate Agents



23 Tanfield Drive, Burley in Wharfedale, Ilkley, LS29 7RT
£510,000

 4  2  2  C



23 Tanfield Drive, Burley in Wharfedale, Ilkley, LS29 7RT

£510,000



GROUND FLOOR

Entrance Hall

A UPVC double-glazed door with obscure, decorative, glazed panels opens into a welcoming entrance hall with a UPVC, double-glazed side window with obscure glazing accentuating the bright atmosphere. Coving, carpeting with fitted doormat and radiator. A carpeted staircase with painted, spindle balustrade leads to the first floor.

Lounge

14'5" x 14'1" (4.4 x 4.3)

A lovely, spacious lounge - a great place to relax with the benefit of a large UPVC, double-glazed bay window incorporating French doors affording a pleasant outlook over the private, west facing rear garden. Coving, carpeting, two radiators and TV point.

Breakfast Kitchen

15'5" x 8'6" (4.7 x 2.6)

An immaculately presented breakfast kitchen fitted with modern, wooden base and wall cupboards with complementary laminate worksurface and tiled splashback over. A stainless steel one and a half bowl sink with drainer sits beneath a large, UPVC, double-glazed window providing a lovely view over the charming, rear garden. New, double, electric oven and a Bosch, stainless steel, four burner gas hob. Space for a fridge/freezer and a dishwasher and space and plumbing for a washing machine. Room for a small dining table. Practical, ceramic, tiled floor and radiator. A UPVC double-glazed door with obscure glazed panel gives external access to the side of the property.

Dining Room

13'5" x 8'6" (4.1 x 2.6)

A great-sized dining room to the front of the property with ample room for a large, family dining table. A UPVC double-glazed bay window allows the natural light to flood in. Carpeting, coving and radiator.

Cloakroom

A useful cloakroom/w.c. incorporates a low-level w/c and a pedestal washbasin with tiled splashback. Vinyl flooring and radiator.

Garage

17'8" x 8'6" (5.4 x 2.6)

A good-sized, single, integral garage with up and over door, power and water tap. The garage houses the central heating boiler.

FIRST FLOOR

Landing

A good-sized, carpeted landing with radiator has a useful, shelved, linen storage cupboard. Loft hatch.

Master Bedroom

14'1" x 12'1" (4.3 x 3.7)

A spacious, double bedroom to the front of the property benefitting from fitted wardrobes. A curved, recessed shelf is an attractive feature. A UPVC double-glazed window allows the natural light to flood in. Carpeting and radiator.

En Suite Shower Room

An immaculately presented en-suite shower room incorporating a fully tiled shower cubicle with mains thermostatic shower and glazed door, a vanity washbasin with large, double cupboard below providing useful storage and a low-level w/c. Neutral tiling to half-height with pretty, floral tiling to the edging and dado rail. UPVC, double-glazed window with obscure glazing, vinyl flooring, radiator and extractor fan.

Bedroom Two

11'5" x 11'1" (3.5 x 3.4)

Yet another generous, double bedroom, this time to the rear elevation enjoying a lovely aspect over the beautiful, rear garden and some delightful, far reaching moorland views through the UPVC double-glazed window. Fitted wardrobes, carpeting and radiator.

Bedroom Three

11'5" x 8'6" (3.5 x 2.6)

Another good-sized, double bedroom with UPVC double-glazed window, carpeting and radiator. A curved, recessed, display shelf with light is a lovely feature.

Bedroom Four

11'9" x 7'2" (3.6 x 2.2)

Currently used as a study, the fourth bedroom is also a double so no-one in the family draws the short straw! A UPVC double-glazed window affords a further opportunity to enjoy the views of the garden and the moors. Carpeting and radiator.

Bathroom

The house bathroom consists of a white suite incorporating a panel bath, a pedestal washbasin and a low-level w/c. Neutral tiling to half-height with a pretty, floral border motif and dado rail. Vinyl flooring, radiator and extractor fan. A UPVC double-glazed window with opaque glazing allows for ample natural light.

OUTSIDE

Gardens

The 'jewel in the crown' with this property is the position on a generous, corner plot with the benefit of a good-sized garden to two sides, which is south-west facing. To the side elevation one finds a lawned garden with established bushes and shrubs maintaining privacy. This is a wonderful environment in which children can play. The garden continues round to the rear and here it is principally laid to gravel with some planting and a small pond creating areas of interest. This would be a lovely spot to sit out in the afternoon and evening sun and enjoy al fresco entertaining with family and friends. Timber fencing maintains privacy.

Driveway & Parking

A tarmac driveway provides parking for up to three cars. A tall timber gate from the driveway leads into the garden.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

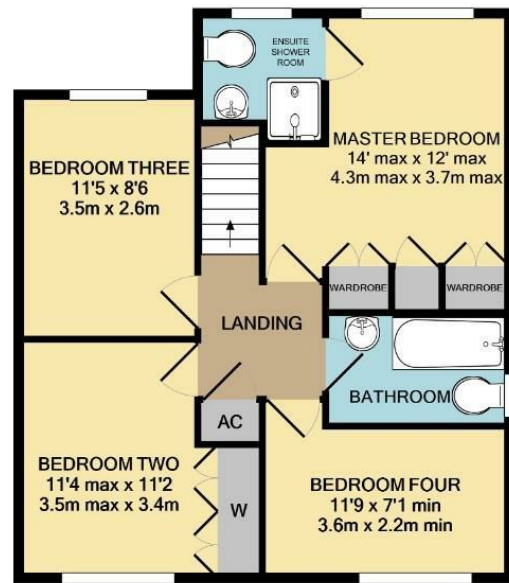
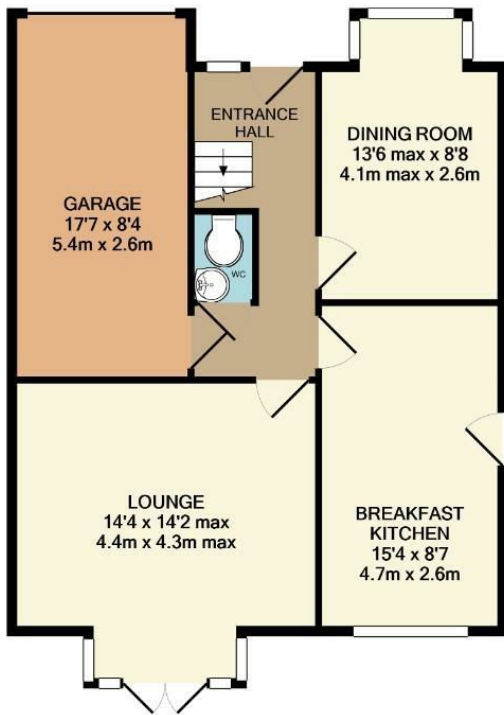
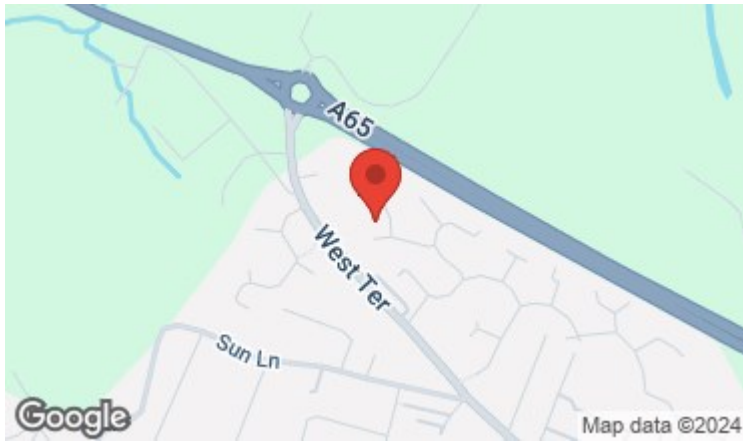
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Four Double Bedroom Detached House
- Master Bedroom En-Suite
- Two Reception Rooms
- Generous Corner Plot In Quiet Cul-De-Sac
- Immaculately Presented
- Delightful, South West Facing Gardens
- Far Reaching Countryside Views
- Garage & Driveway Parking
- Close Walking Distance To Village Amenities Including Train Station
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.