

Harrison Robinson

Estate Agents



30 Fenton Street, Burley in Wharfedale, LS29 7EX

£325,000

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GROUND FLOOR

Entrance Hall

A smart, composite, half-glazed entrance door with decorative panels opens into a spacious and welcoming entrance hallway with a carpeted staircase leading to the first floor and useful storage cupboard. Room for several items of furniture, carpeting and radiator. A door opens into:

Lounge

23'3" x 11'10" (7.09 x 3.61)

A lovely, spacious lounge, filled with light courtesy of the large, UPVC, double-glazed window overlooking the front garden. A feature, stone fireplace with stone hearth housing a coal effect, electric fire is an attractive, focal point. Coving, carpeting and radiator. The lounge is open into:

Dining Area

A great-sized dining area with room for a family dining table. The bright and airy atmosphere continues with a large, UPVC, double-glazed window overlooking the rear garden and allowing the natural light to flood in. Coving, carpeting and radiator. A door leads into:

Kitchen

9'10" x 8'3" (3.01 x 2.54)

A modern, fitted kitchen comprising of wooden fronted base and wall units with stainless-steel bar handles and complementary laminate work surface over. A stainless-steel sink with drainer and monobloc tap sits beneath a large, UPVC, double-glazed window affording an outlook over the rear garden. Space for an oven with tiled splashback, space for a fridge/freezer and space and plumbing for a washing machine. Wall mounted central heating boiler. Laminate flooring. A composite door with glazed panel provides external access at the side of the property.

FIRST FLOOR

Landing

Carpeted landing with access to the three bedrooms and bathroom. A window allows for ample natural light.

Bedroom One

12'5" x 11'8" (3.79 x 3.58)

A spacious, double bedroom to the front elevation benefitting from some lovely, far reaching countryside views through the large, UPVC, double-glazed window. A comprehensive range of fitted wardrobes and drawers. Carpeting and radiator.

Bedroom Two

11'9" x 9'1" (3.60 x 2.77)

A second good-sized, double bedroom, this time to the rear elevation with a large, UPVC, double-glazed window providing a pleasant outlook. Fitted wardrobes, carpeting and radiator.

Bedroom Three

8'4" x 6'11" (2.55 x 2.13)

A good-sized single bedroom with UPVC double-glazed window to the front elevation affording some delightful, far reaching, moorland views. Carpeting and radiator.

WC Shower Room

A good-sized shower room comprising of a large, walk-in shower cubicle with glazed screen and mains shower, a wall mounted washbasin and a low-level w/c. A UPVC, double-glazed window with obscure glazing makes for a bright atmosphere. Fully-tiled to the walls.

OUTSIDE

Driveway & Garage

A driveway leads to a single garage to the side of the property.

Gardens

The property benefits from generous gardens to three sides of the property. The charming, front garden is bounded by a hedge and contains shrubs and small bushes. To the side is a patio area - a lovely spot to sit and enjoy a cup of tea in the sunshine. There is a further area - a blank canvas to the rear and to the side and privacy is maintained by tall fencing.

UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage. The Ofcom website suggests that Ultrafast Fibre Broadband available to the property.

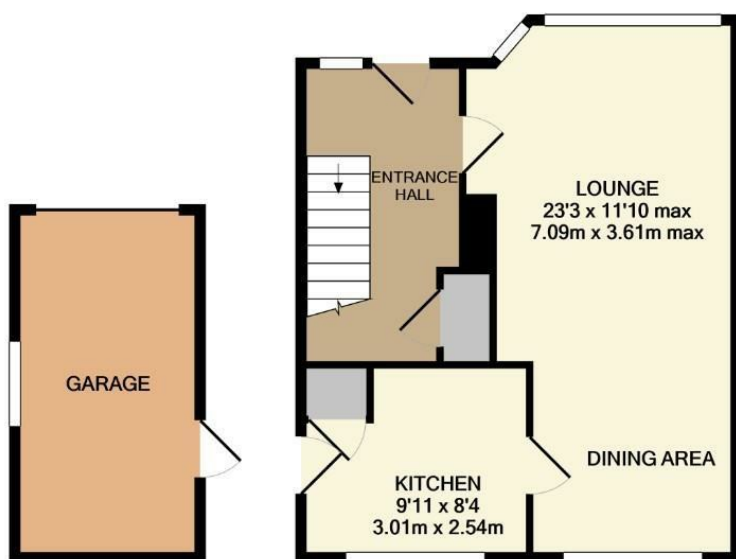
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



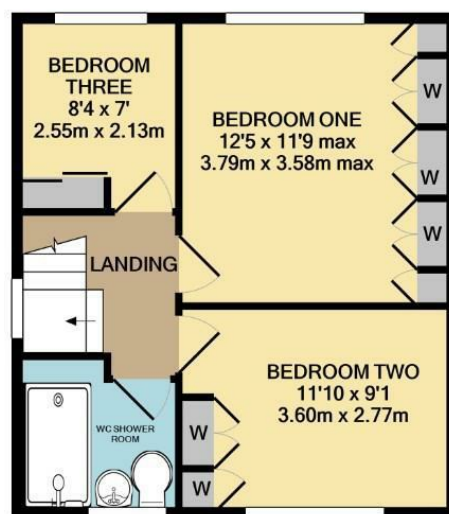
- No Onward Chain
- Three Bedroom Semi-Detached House
- Generous Corner Plot
- Spacious Through Lounge/Dining Room
- Delightful Far Reaching Countryside Views
- Driveway & Single Garage
- Popular & Convenient Location
- Close Walking Distance Of Two Highly Regarded Primary Schools & Train Station
- Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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 	



GROUND FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 818 SQ.FT. (76 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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