

# Harrison Robinson

Estate Agents



**2 Forster Close, Burley in Wharfedale, LS29 7HE**

**£375,000**

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### GROUND FLOOR

#### Entrance Hall

A glazed door with side window opens into the entrance hall. Doors lead into the kitchen, lounge, two bedrooms and shower room. Carpeted flooring, radiator. A hatch with fitted, pull down ladder gives access to a most useful loft room, which could be converted (STPC).

#### Kitchen

8'10" x 8'10" (2.7 x 2.7)

Fitted with a range of base and wall units with laminate worksurfaces and tiled splashbacks. Space for a number of appliances, stainless steel sink and drainer with chrome mixer tap beneath a double glazed window to the front elevation. Vinyl flooring.

#### Lounge

16'8" x 11'9" (5.1 x 3.6)

A lovely lounge with large double glazed window looking out into the cul de sac. Coal effect gas fire in a stone surround, carpeted flooring, radiator.

#### Shower Room

A modern, three-piece shower room with low level W.C., pedestal handbasin with chrome taps and shower cubicle with thermostatic shower and neutral wall tiling. Floor tiles, radiator, obscure, double glazed window.

#### Bedroom One

12'9" x 11'9" (3.9 x 3.6)

A good sized double bedroom with fitted wardrobes and drawers, carpeted flooring and radiator. Double glazed, sliding patio doors lead into:

#### Conservatory

9'10" x 8'2" (3.0 x 2.5)

With tiled flooring and doors out to the garden.

#### Bedroom Two

8'10" x 8'10" (2.7 x 2.7)

A second bedroom with carpeted flooring and radiator. Double glazed, sliding patio doors lead out to the garden.

### Attic Room

A hatch with fitted, pull down ladder gives access to a spacious loft room with double glazed window and housing the gas central heating boiler. This could be converted to create a third bedroom, if desired. (STPC).

### OUTSIDE

#### Garden

Outside, the property enjoys a delightful, large plot with level, lawned, rear garden with paved areas, mature borders and fencing. To the front the bungalow is well set back from the road with a gravelled and paved fore garden.

#### Garage And Carport

20'0" x 8'6" (6.1 x 2.6)

A larger than average single garage with up and over door, power and lighting. A carport to the side provides additional parking.

#### Driveway Parking

There is ample, off road driveway parking.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

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

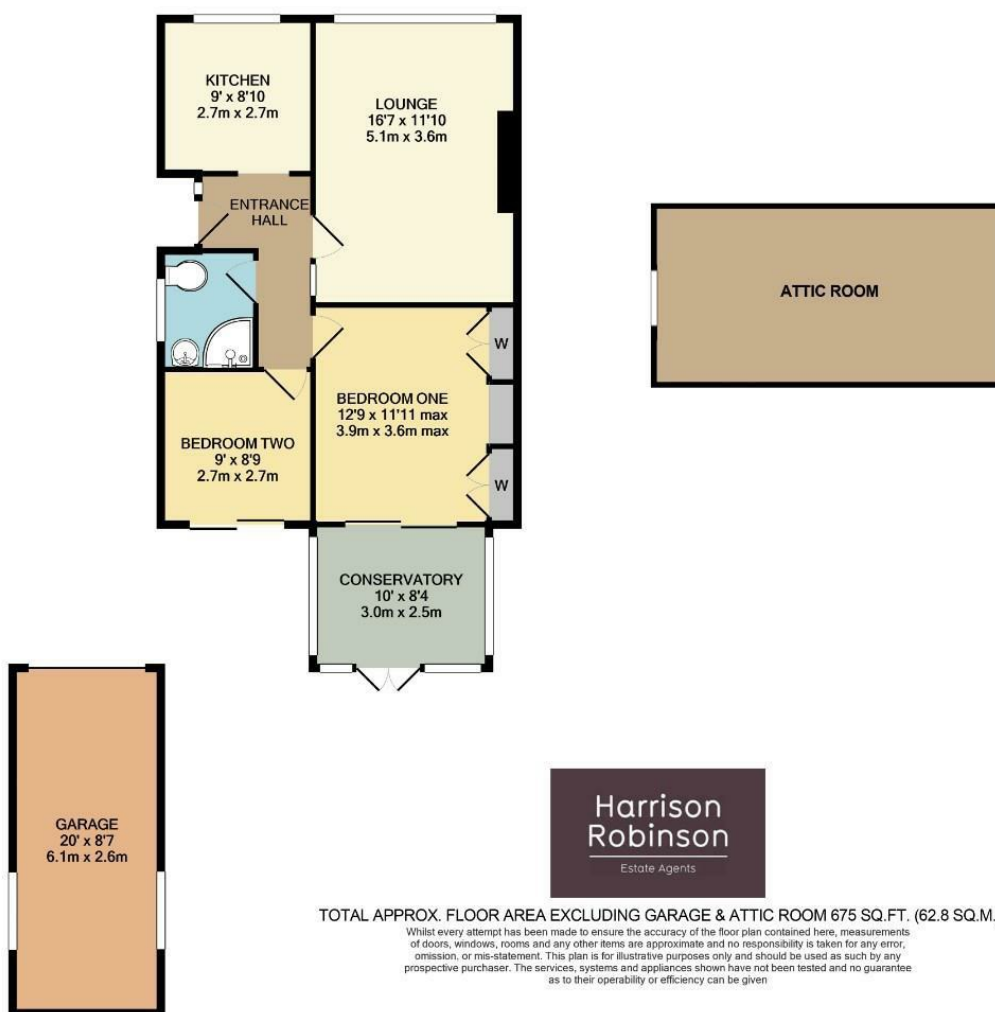


- \*\*\*No Onward Chain\*\*\*
- Two Bedroom Semi Detached Bungalow
- Useful Attic Room
- Substantial Plot With Potential To Extend (STPC)
- Quiet Cul de Sac Location
- Good Sized Level Lawned Garden
- Walking Distance To Village Amenities
- Short Hop To Train Station
- Council Tax Band D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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