

# Harrison Robinson

Estate Agents



**25 Wrexham Road, Burley in Wharfedale, LS29 7LS**

**£825,000**

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### GROUND FLOOR

#### Entrance Hallway

A covered entrance porch leads into the entrance hallway giving access to the utility and shower room with a double glazed door giving access to the rear garden, opening up into:

#### Hall

A bright and spacious hallway with return, carpeted stairs leading to the first floor landing with a useful understairs storage cupboard. Doors lead into a home office and the open plan living dining kitchen.

#### Utility Room

To the rear of the property with window overlooking the garden. Space and plumbing for a washing machine. A range of fitted units with work surface over incorporating a stainless steel sink and the gas central heating boiler.

#### Cloakroom / Shower Room

With a fully tiled, walk in, thermostatic shower, vanity basin and low level w/c. Further tiling to the walls and flooring, chrome, ladder style, heated radiator, window to rear elevation with obscure glazing.

#### Living Dining Kitchen

12'5" x 9'10" & 20'0" x 12'5" (3.8 x 3.0 & 6.1 x 3.8)

The true heart of this wonderful family home - with ample space to cook, entertain, eat and relax, the kitchen level is fitted with a modern, contemporary kitchen with white gloss units with stainless steel handles and pale grey, granite effect work surfaces over, complemented by a range of Siemens integrated appliances including a five burner, gas, black, glass hob with stainless steel extractor over and glass splashback, combined stainless steel, double microwave and conventional oven, fridge/freezer and dishwasher. This kitchen is a great space to bring the MasterChef out in all of us. With engineered oak flooring throughout, steps lead down to a bright and airy, spacious dining/ family space with French doors leading out to the garden. Further picture windows and door overlook the garden - this is a truly wonderful, relaxing space, ideal for just chilling or more formal entertaining, feeling totally as one with the outside garden space.

#### Lounge

15'8" x 14'9" (4.8 x 4.5)

A charming sitting room with windows to two aspects and a feature, cast iron fireplace with dark tiled hearth and natural pine surround - just the place to be on a cold winter's night. Useful, walk-in store cupboard.

#### Study

9'10" x 8'10" (3 x 2.7)

A great space if you work from home with built in desk and storage, or just somewhere to get a bit of peace and quiet, with window to the front aspect.

### FIRST FLOOR

#### Landing

A return stairway leads from the hallway and a large window to the rear aspect affords ample natural light to the spacious landing area. Doors open into the house bathroom and four bedrooms.

#### Master Bedroom

16'8" x 10'9" (5.1 x 3.3)

A most spacious master bedroom benefitting from fully fitted, contemporary style wardrobes to two walls. A feature Juliette balcony with French doors with glazed side panels allows the light to flood in and offers wonderful aspects over the garden and across the valley. Carpeted flooring, radiator.

#### Bedroom Two

12'1" x 10'2" (3.7 x 3.1)

With picture window having views across the valley towards Middleton and Beamsley Beacon, a spacious double bedroom with exposed ceiling trusses, carpeted flooring and radiator.

#### Bedroom Three

12'5" x 12'5" (3.8 x 3.8)

A further, good sized, double room with window to the gable end and picture window to the front elevation, again with countryside views. Useful fitted wardrobes giving further access to under eaves storage. Carpeted flooring, radiator.

#### Bedroom Four

9'2" x 6'10" (2.8 x 2.1)

A good sized single room with built in storage, having charming countryside views. Carpeted flooring, radiator.

#### Bathroom

Having a deep fill bath with central mixer tap and separate hand shower, corner vanity unit with granite worksurface and useful storage under and low level w/c. White tiling to splashbacks, carpeted flooring. A picture window with obscure glass to the front elevation.

### OUTSIDE

#### Double Garage

18'0" x 16'0" (5.5 x 4.9)

The double garage has a smart, white, composite, motorised up and over door, light and power. A window to the side elevation affords natural light whilst a door to the rear gives access to a workshop/ store room, which in turn has a uPVC door opening to the rear of the property. A further store room is accessed from the rear of the property with a uPVC door and affords further useful storage.

#### Driveway Parking

A block paved driveway leads to the double garage and affords off street parking for two cars.

#### Garden

A true hidden gem is the delightful rear garden of generous proportions that only a viewing can help fully appreciate. To the front of the property is an area of low maintenance garden laid to lawn with pathways bounded by hedging for privacy. There are ample gardens to the side laid to lawn, leading to the true jewel in the crown at the rear of the property. An area of raised decking helps you survey the gardens and offers views over the countryside beyond and a great opportunity for al fresco dining. A raised, feature pond provides the babble of flowing water as you sit and relax. This is a garden to explore with an area for cultivating plants and vegetables. A large greenhouse houses a vine and has the space to grow tomatoes, a BBQ area created out of old railway sleepers catches the evening sun and overlooks a large area of level lawn with well stocked herbaceous borders and an area of fruit trees is set in a wild flower garden. This is a truly special space, ideal for keen gardeners and families.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Superfast Fibre Broadband shown to be available to this property.


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

Tel: 01943 968 086

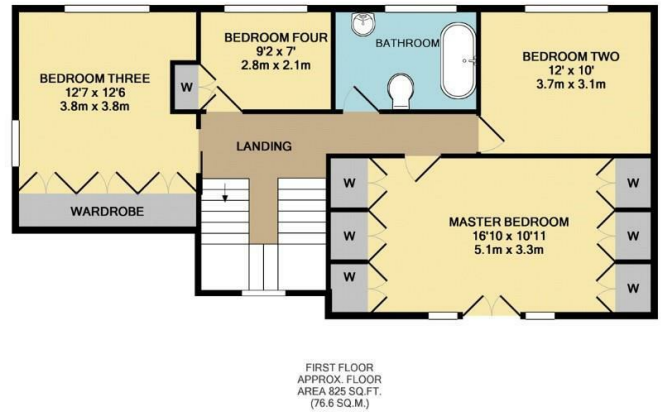
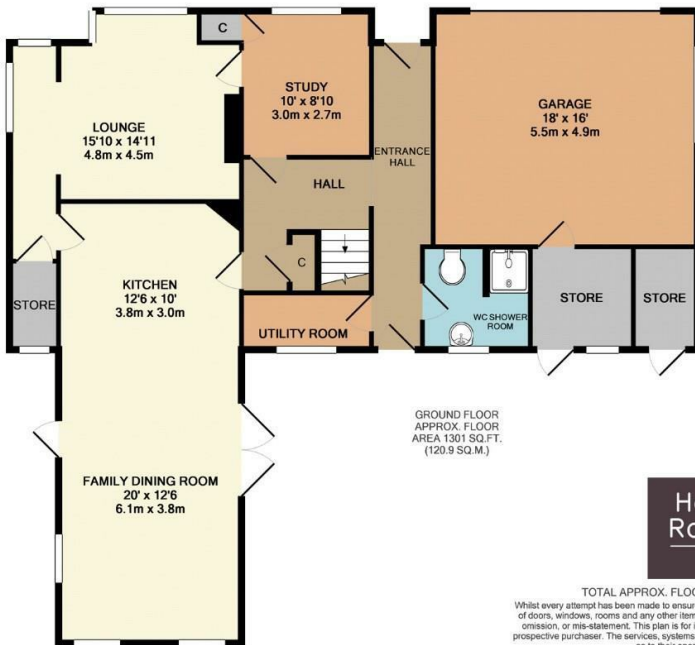
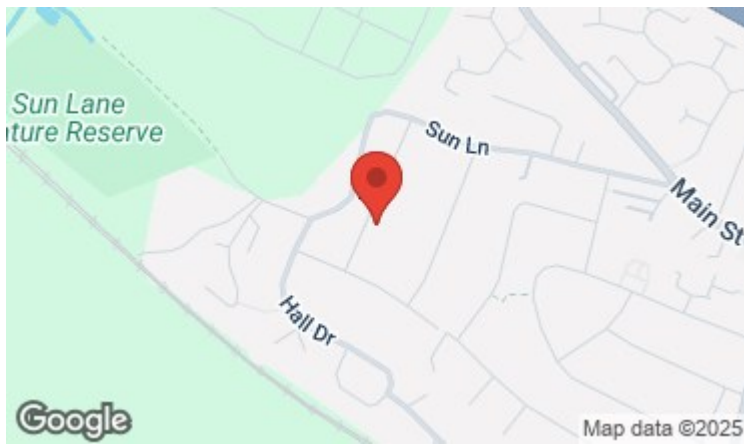


- Extended Four Bedroom Detached Home
- Well Respected Quiet Location
- Delightful Generous Rear Garden
- Close to Two Excellent Primary Schools
- Modern Open Plan Living / Dining / Kitchen
- Double Garage And Driveway Parking
- Walking Distance to Village Train Station
- Ilkley Grammar School Catchment
- Opportunity To Modernise & Extend Further (STPP)
- Council Tax Band E

#### Energy Efficiency Rating

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





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TOTAL APPROX. FLOOR AREA 2126 SQ.FT. (197.5 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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