

Harrison Robinson

Estate Agents



39 Sun Lane, Burley in Wharfedale, LS29 7LG

£425,000

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GROUND FLOOR

Entrance Hall

A charming, half-glazed, timber entrance door with adjacent window opens into a bright and welcoming hallway. Wood effect, laminate flooring and radiator. A carpeted staircase leads to the first floor landing.

Lounge

15'5" x 12'1" (4.7 x 3.7)

A lovely, well-proportioned living room benefitting from a characterful, cast iron fireplace with decorative tiled slips, brass fender and ceramic hearth housing a gas fire. Coving, wall lights, carpeting, radiator and TV point. A large window affords an open aspect and delightful, far reaching views across the valley.

Living Dining Kitchen

24'7" x 10'5" (7.5 x 3.2)

This generously proportioned living dining kitchen is the heart of this lovely home. Positioned to the rear of the property with French doors and a further single door opening onto the south facing patio and garden, it lends itself perfectly to al fresco entertaining in the warmer months. Fitted with a range of modern, wooden fronted base and wall units with complementary laminate work surface over and tiled splashback. A stainless-steel one and a half bowl sink sits beneath a window overlooking the garden. Integrated appliances include an AEG stainless-steel electric oven, a stainless-steel four burner gas hob with chimney hood and extractor over and a fridge/freezer. Space for a slimline dishwasher. Room for a large, family dining table and a sofa and armchair. Vinyl flooring, radiator and TV point.

Utility / WC Shower Room

A spacious, dual purpose room. A fitted cupboard has a laminate work surface over and tiled splashback incorporating a stainless-steel sink and drainer with mixer tap and space and plumbing for a washing machine and tumble drier with useful shelving above. Fully tiled, corner glazed shower cubicle with mains shower and low-level w/c. Vertical, ladder, towel radiator, attractive, geometric design, vinyl flooring and extractor fan.

FIRST FLOOR

Landing

A carpeted landing leading to all four bedrooms and bathroom. Loft hatch.

Master Bedroom

12'5" x 12'1" (3.8 x 3.7)

A spacious, double bedroom to the front elevation benefitting from delightful, far reaching views across the valley. Mirrored, fitted wardrobes with sliding doors, coving, radiator and carpeting.

En Suite WC

A useful en-suite to the Master bedroom, comprising of a vanity wash basin with mixer tap and tiled splashback and a low-level w/c. Stripped, wooden floor, downlighting and extractor fan.

Bedroom Two

12'1" x 8'6" (3.7 x 2.6)

A further good-sized, double bedroom to the rear, south facing elevation enjoying moorland views. Carpeting and radiator.

Bedroom Three

10'9" x 8'6" (3.3 x 2.6)

Yet another great-sized bedroom with space for a double bed, benefitting from moorland views through the south facing window. Coving, carpeting and radiator.

Bedroom Four

10'5" x 8'6" (3.2 x 2.6)

Last, but not least, a further good-sized bedroom, currently used as a home office. A large window affords lovely, far reaching views across the valley. Carpeted flooring and radiator.

Bathroom

A three-piece white bathroom suite comprising of a P-shaped bath with mains shower over, a circular washbasin with mixer tap set on a wooden shelved washstand and a low-level w/c. Fully tiled around the bath and splashback tiling to the basin. White, ladder, towel radiator, coving, vinyl flooring and extractor fan. Window with opaque glazing.

OUTSIDE

Driveway & Garage Store

The property sits well back on its plot and is fronted by smart, wrought iron fencing and gates, which open onto a spacious, block paved driveway with ample room to park several vehicles. Steps with wrought iron handrails to each side lead up to the covered porch and the entrance door. Double, timber doors open into a good-sized garage store, which has power and water and houses the Viessmann central heating boiler.

Gardens

Doors lead out from the living dining kitchen onto a great-sized, south facing patio with level, lawned garden beyond. Established planting, raised beds and a lovely, apple tree will appeal to the keen gardeners. Stunning, far reaching, moorland views. Fencing and hedging maintain privacy.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

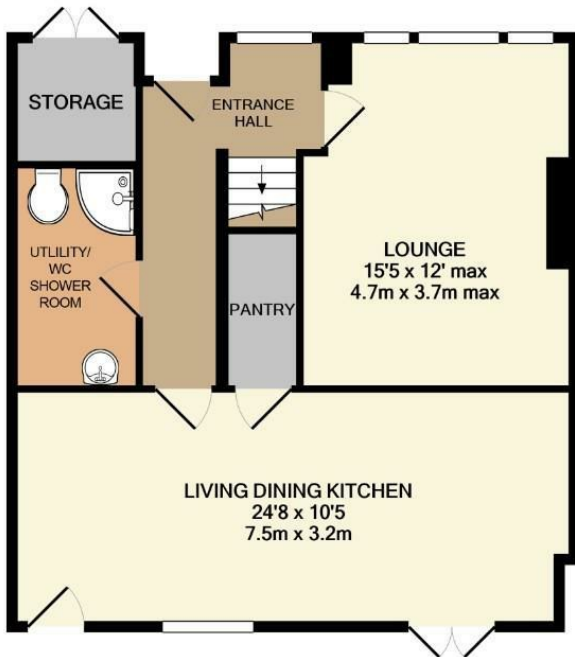
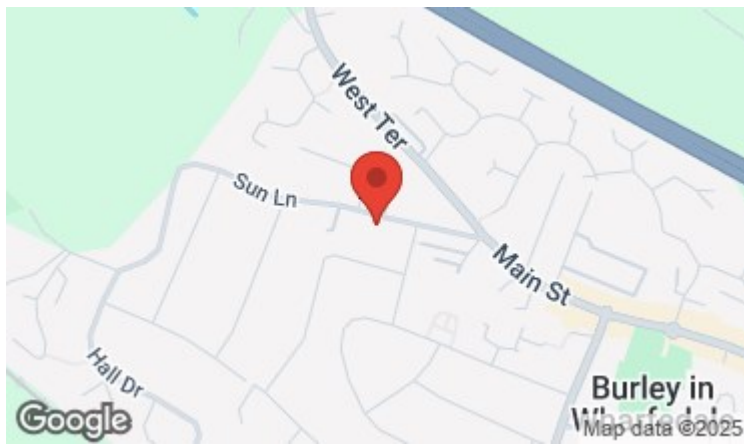
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



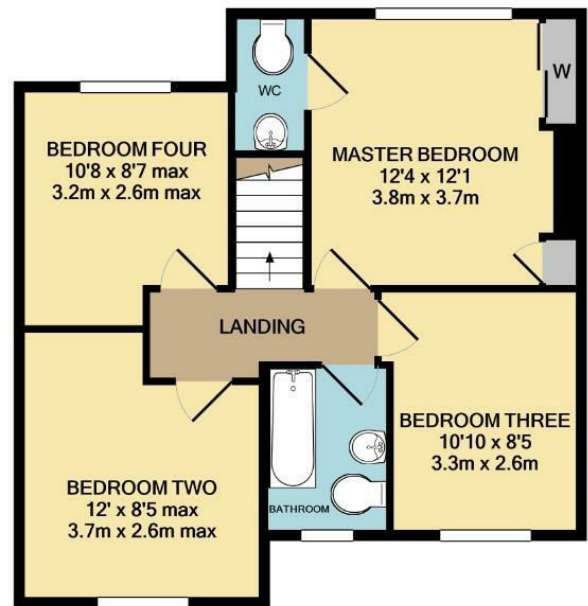
- Extended Semi-Detached House
- Four Double Bedrooms
- Living Dining Kitchen
- Two Bathrooms
- Utility Room
- Delightful South Facing Garden
- Lovely Far Reaching Views
- Ample Driveway Parking & Garage Store
- Walking Distance to Village Amenities & Train Station
- Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	86
(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 621 SQ.FT.
(57.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1182 SQ.FT. (109.8 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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