

# Harrison Robinson

Estate Agents



**49 Long Meadows, Burley in Wharfedale, LS29 7RY**  
**£579,995**

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# 49 Long Meadows, Burley in Wharfedale, LS29 7RY

## £579,995



### GROUND FLOOR

#### Entrance Hall

A timber door with decorative glazed panels opens into a welcoming entrance hall with doors opening into the lounge, dining kitchen, cloakroom and useful storage cupboard. Laminate flooring, radiator. A return, carpeted staircase with timber balustrading leads to the first floor of the property.

#### Dining Kitchen

19'9" x 12'7" (6.02 x 3.86)

Immaculately presented with a range of white, high gloss cabinetry with stainless steel handles, complementary dark blue worksurfaces and attractive tiled splashbacks incorporating a range of integrated appliances including fridge freezer, dishwasher and electric range cooker with six ring gas hob with extractor over. A one and a half bowl ceramic sink and drainer with chrome mixer tap sits beneath a large, double glazed window overlooking the delightful rear garden. A second, obscure glazed window allows further natural light. There is ample room for a family dining table. Tiled flooring, radiator. Deep recessed storage cupboard, doors open into the utility room and dining room.

#### Utility Room

7'8" x 5'6" (2.36 x 1.68)

Fitted with white base and wall units with stainless steel handles and complementary worksurface with attractive tiling to splashback. Stainless steel sink and drainer with chrome mixer tap. Wall mounted, gas central heating boiler. Continuation of the tiled flooring, extractor. A half obscure glazed door leads out to the garden.

#### Dining Room

18'6" x 8'11" (5.66 x 2.74)

The extended dining room includes a snug area with patio doors opening to the garden. Carpeted flooring, radiator and ample space for a family dining table. Double doors open to the lounge to the front of the property.

#### Lounge

17'10" x 11'8" (5.44 x 3.58)

A spacious, comfortable room with box bay window to the front elevation looking out to the cul de sac. Carpeted flooring, radiator. Coal effect gas fire with timber surround and attractive tiling. Double doors open to the dining room.

#### Cloakroom

With low level w/c and pedestal handbasin, laminate flooring, radiator. Obscure glazed window to side elevation.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with timber balustrading and window to the side of the property allowing natural light leads up to the first floor landing. Doors open into the house bathroom and four bedrooms, the master served by an en suite shower room, A hatch with fitted, pull down ladder gives access to a boarded loft with power and shelving, providing excellent storage.

#### Bedroom One

14'4" x 11'0" (4.37 x 3.36)

A good sized double bedroom to the front elevation with double glazed windows enjoying delightful, long distance views, carpeted flooring and radiator. Door into:

#### En Suite Shower Room

With low level w/c, handbasin with chrome mixer tap set in a vanity cupboard and shower cubicle with thermostatic shower, tiled walls and glazed doors. Tiled flooring, obscure double glazed window, chrome, ladder style heated towel rail.

#### Bedroom Two

16'6" x 8'3" (5.03 x 2.54)

A spacious double bedroom to the rear of the property with double glazed window overlooking the garden, carpeted flooring and radiator.

#### Bedroom Three

11'5" x 8'9" (3.48 x 2.67)

An extended bedroom with double glazed window to the rear elevation, carpeted flooring and radiator.

#### Bedroom Four

8'3" x 6'7" (2.54 x 2.03)

A single bedroom to the front of the property with double glazed window enjoying far reaching views, carpeted flooring and radiator, currently utilised as a home office.

#### Bathroom

A modern, three-piece house bathroom with low level w/c, handbasin with chrome mixer tap set in a vanity unit and panel bath with shower over and glazed screen. White wall tiling with decorative border, floor tiling, downlighting, extractor. Obscure double glazed window to rear.

### OUTSIDE

#### Garden

The house enjoys an immaculately maintained, South facing garden, predominantly laid to lawn with mature planting and shrubs and manicured hedge maintaining privacy. There is a patio area, ideal for al fresco entertaining. A timber shed provides storage. A pathway leads round the side of the property to the drive.

#### Driveway Parking And Garage

The property benefits from a smartly presented, Yorkshire stone double driveway in front of a single garage with up and over door with power, plumbing, EV Charger and door to the pathway to the side elevation.

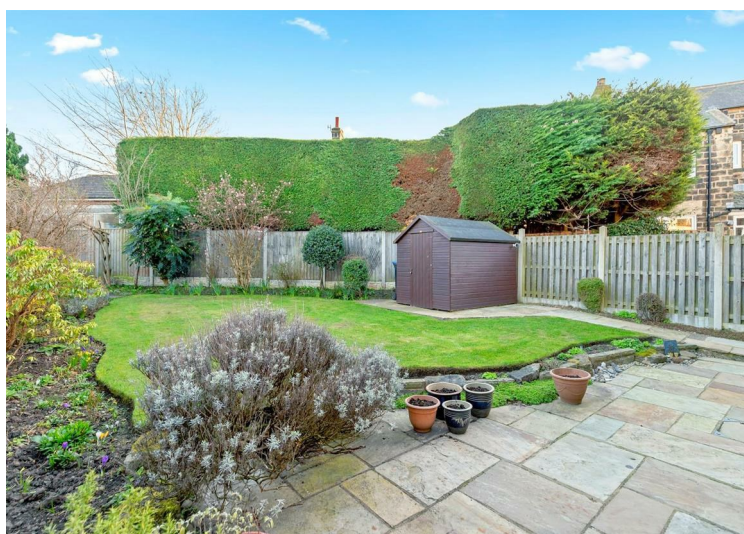
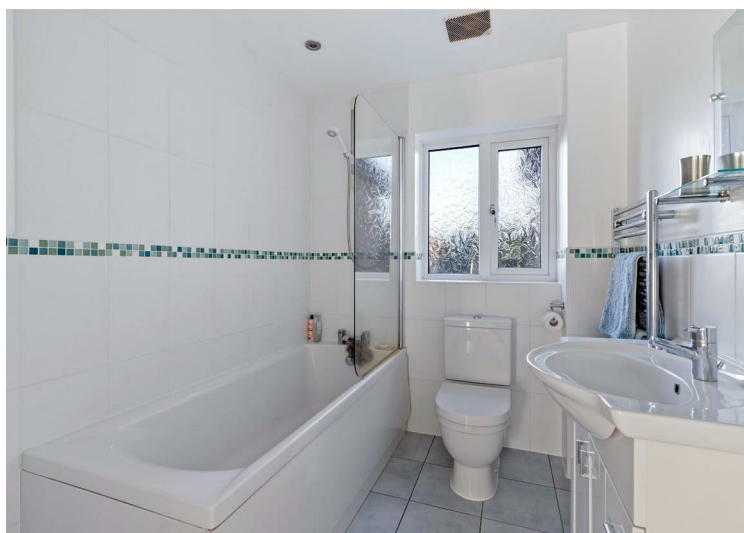
### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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.

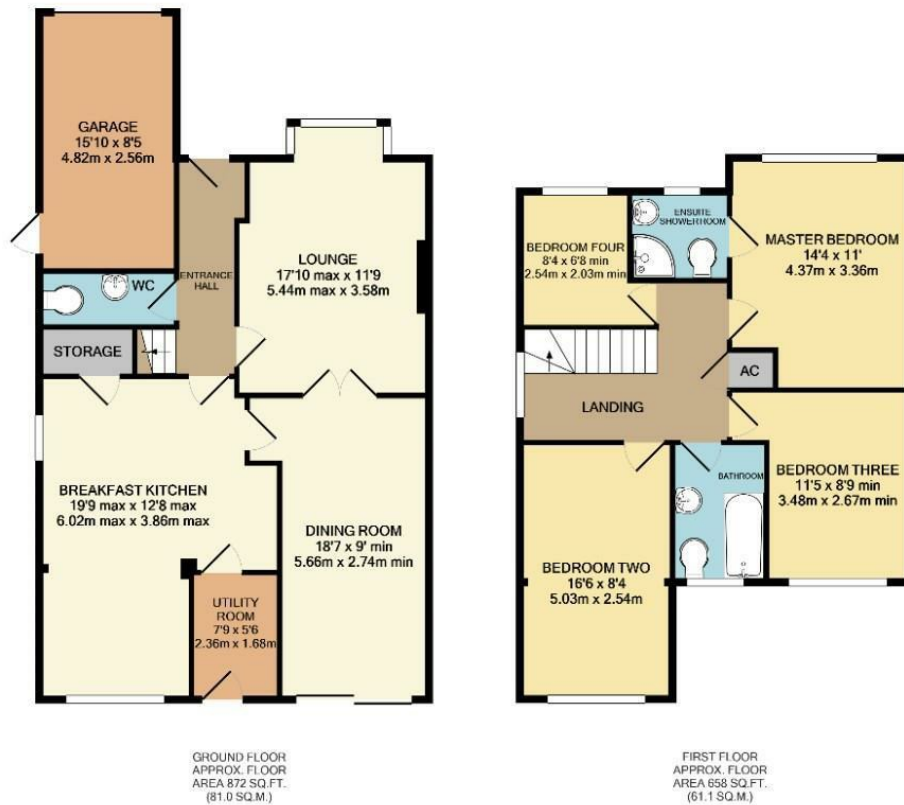
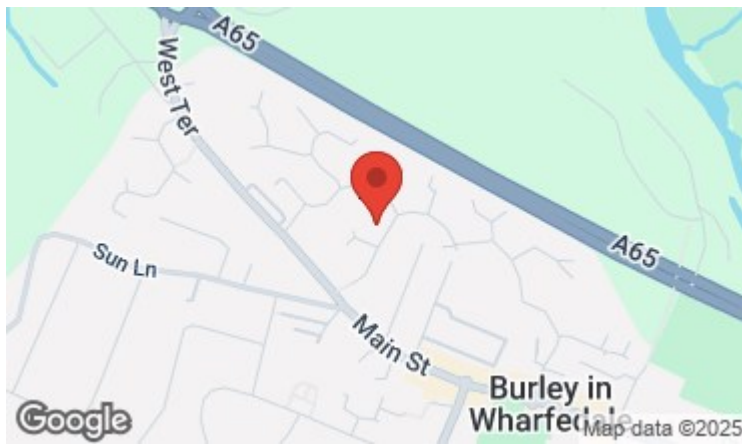
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- Extended Four Bedroom Detached House
- Beautifully Presented Dining Kitchen
- Solar Panels
- Delightful Well Maintained South Facing Garden
- Master Bedroom With En Suite
- Beautiful Far Reaching Views
- Double Driveway And Single Garage With EV Charger
- Cul De Sac Location
- Walking Distance To Excellent Schools And Train Station
- 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>	<b>86</b>	<b>86</b>
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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**TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1530 SQ.FT. (142.2 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



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