

Harrison Robinson

Estate Agents



45 Grangefield Avenue, Burley in Wharfedale, LS29 7HA

Price Guide £350,000

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GROUND FLOOR

Entrance Hall

A new, grey composite door with obscure glazed panels and transom light over opens into a welcoming hallway with ornate, original archway. Carpeted flooring, coving. A door leads into the lounge and a half glazed, panelled door opens into the dining kitchen. Carpeted stairs up to the first floor landing.

Lounge

14'1" x 10'9" (4.3 x 3.3)

A lovely light sitting room to the front elevation with double glazed, box bay window and fireplace with exposed brickwork and stone hearth with attractive stone lintel over. One could add a log burning stove if desired. Carpeted flooring, coving, radiator.

Dining Kitchen

14'5" x 11'9" (4.4 x 3.6)

A beautiful, high quality, bespoke kitchen fitted with 'mussel', solid wood base and wall units with stainless steel handles and solid oak work surfaces and upstands. Integral appliances include a Smeg electric oven and four ring gas hob with stainless steel extractor over and fridge freezer with further integral appliances in the adjacent utility room. Stainless steel sink with traditional style chrome mixer tap, under cabinet lighting, slot in solid oak trays. A large fireplace, again with attractive exposed bricks, stone hearth and heavy stone lintel creates a fabulous focal point to this room. Radiator, large, neutral floor tiles, ample room for a family dining table. Natural light floods in through the uPVC, sash window to the rear overlooking the private garden. One can imagine many happy times entertaining family and friends here. There is a useful 'home office area' beneath the staircase.

Utility Room

7'10" x 5'10" (2.4 x 1.8)

A half glazed, panelled door leads into a most useful utility room to the rear of the property, fitted with matching solid wood units and solid oak work surfaces and upstands. Integral appliances include a washing machine and dishwasher. A sink and drainer with chrome mixer tap sits beneath a window overlooking the rear garden. A cupboard houses the wall mounted boiler, continuation of the large floor tiling. A half glazed timber door leads out to the rear garden.

FIRST FLOOR

Landing

A carpeted staircase with handrail leads up to the first floor landing where doors open into two double bedrooms and the contemporary house bathroom.

Bedroom One

14'5" x 11'9" (4.4 x 3.6)

A spacious double bedroom to the front of the property with a recently fitted, double glazed sash window. Carpeted flooring, radiator, recessed cupboard with hanging rail and shelf.

Bedroom Three

9'6" x 9'2" (2.9 x 2.8)

A further double bedroom to the rear of the house with sash window overlooking the garden, carpeted flooring and radiator.

Bathroom

A beautifully presented, three-piece bathroom with low level w/c, panelled bath with chrome mixer tap and drench shower with additional shower attachment and wall mounted controls. Hand basin with chrome mixer tap set in a high quality, solid wood vanity cupboard, chrome ladder style, heated towel rail. Large, neutral wall and floor tiling, obscure, double glazed sash window to the rear elevation.

SECOND FLOOR

Bedroom Two

16'0" x 13'1" (4.9 x 4)

Carpeted, return stairs lead up to a lovely, spacious, double bedroom with a large double glazed window to the front elevation affording long distance views across to the moors. Exposed beam, under eaves storage, carpeted flooring and radiator.

OUTSIDE

Garden

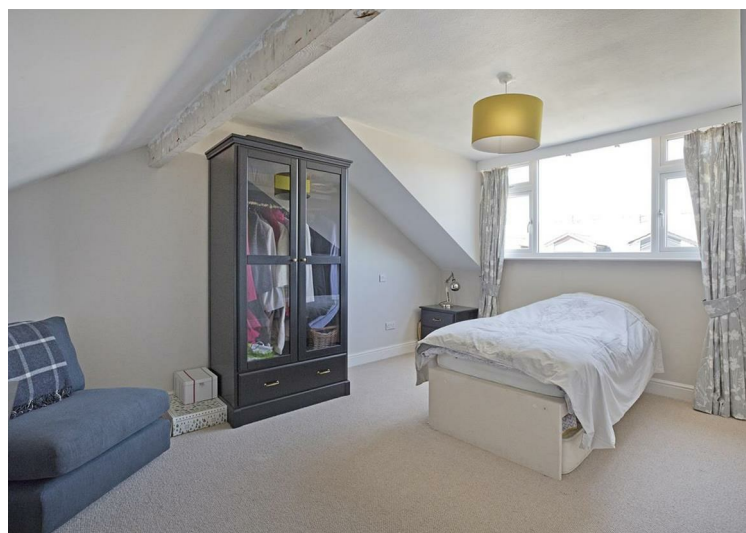
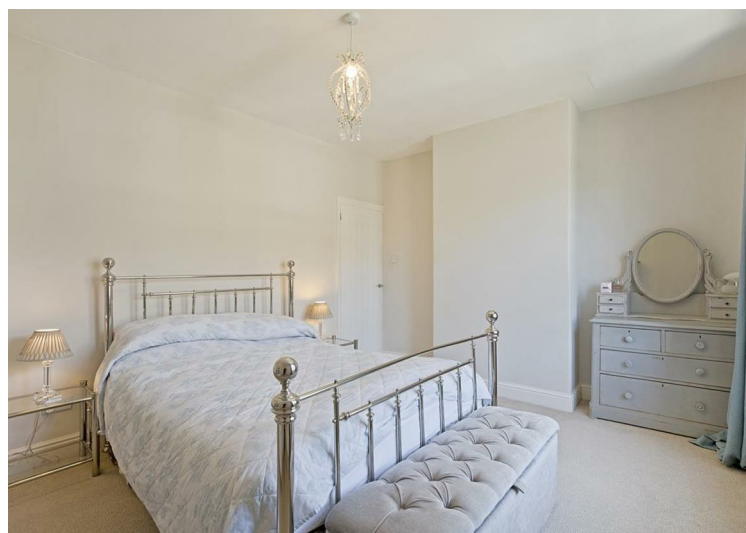
The property is set back from the road with a low maintenance paved fore garden with mature shrubs, low fencing to one side and a low stone wall with flowering plants. A path leads to the entrance door. To the rear one finds a quiet, private courtyard garden with a paved patio, ideal for al fresco dining and border with mature shrubs and flowering pots. A gate gives access to the quiet rear access road, timber shed, ideal for storage, outside tap. A wall to one side maintains privacy and there is a shaded border providing a spot for displaying pots and plants. This is a lovely, sunny spot to enjoy a morning coffee or enjoy a glass of your favourite tipple in the afternoon and evening sun.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

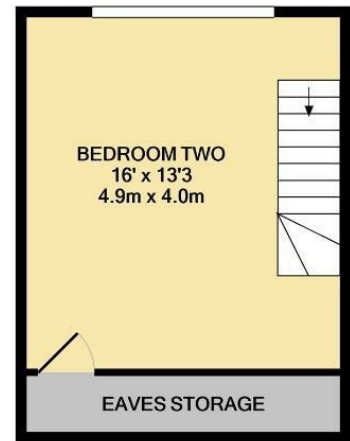
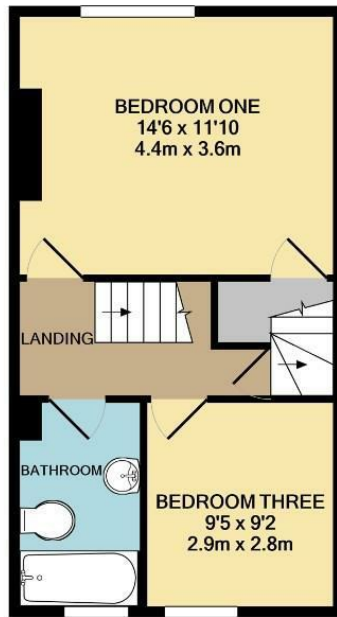
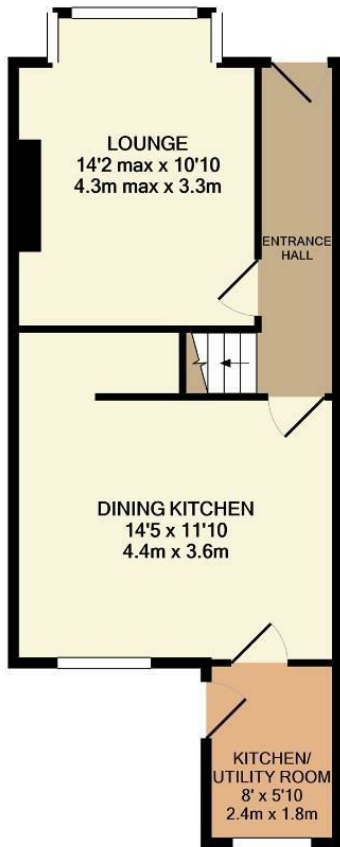
Ultrafast Fibre Broadband is shown to be available to this property.

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



- Three Double Bedroom Mid Terraced House
- Beautifully Presented Throughout
- High Quality Recently Fitted Bespoke Dining Kitchen & Utility
- Contemporary House Bathroom
- Long Distance Views
- Pretty Rear Private Courtyard Garden
- Close to Village Amenities
- Walking Distance to Station and Excellent Schools
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 1089 SQ.FT. (101.1 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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