

Harrison Robinson

Estate Agents



18 Hawthorne Grove, Burley in Wharfedale, LS29 7RF
Offers Over £365,000

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GROUND FLOOR

Entrance Hall

A uPVC entrance door with decorative glazed panels opens into a small hallway. A door leads into the lounge and a carpeted staircase with handrail leads to the first floor of the property. Useful under stairs storage cupboard, laminate flooring, radiator.

Lounge

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

A good sized lounge with double glazed bay window with attractive plantation shutters, laminate flooring and radiator. Coal effect electric fire set in a marble surround, ample room for comfortable furniture. Door into:

Dining Room

10'5" x 7'6" (3.2 x 2.3)

A separate dining room with double glazed window to the rear overlooking the garden and enjoying beautiful, far reaching views. Laminate flooring, radiator, space for a family dining table. Door into:

Kitchen

14'5" x 6'10" (4.4 x 2.1)

A galley style kitchen fitted with a range of pale wood effect base and wall units with stainless steel handles, complementary worksurfaces and neutral tiling to splashbacks. Appliances include an AEG electric oven and four ring gas hob with extractor over. There is space and plumbing for three further undercounter appliances. One and a half bowl, stainless steel sink and drainer with chrome mixer tap beneath a double glazed window overlooking the rear garden. Tile effect vinyl flooring, ceiling lights, radiator. Door into useful storage cupboard. A uPVC door with decorative glazed panel opens to the driveway to the side of the property. One could knock through into the dining room, if desired, to create a lovely dining kitchen across the rear of the property.

FIRST FLOOR

Landing

A carpeted staircase with handrail and white timber balustrading leads to the first floor landing of the property. Doors open into three bedrooms and the modern, three-piece house bathroom. Useful storage cupboard. A hatch gives access to the loft area. A double glazed window to the side elevation with plantation shutters allows natural light.

Bedroom One

14'9" x 8'6" (4.5 x 2.6)

A spacious double bedroom to the front of the property with double glazed window with plantation shutters enjoying far reaching views. Carpeted flooring and radiator.

Bedroom Two

11'5" x 8'6" (3.5 x 2.6)

A second, good sized double bedroom to the rear of the property affording fantastic, for reaching valley views. Double glazed window, carpeted flooring, radiator.

Bedroom Three

9'10" x 6'2" (3.0 x 1.9)

A good sized single bedroom to the front of the property with double glazed window, again enjoying long distance view. Carpeted flooring and radiator.

Bathroom

With low-level W.C., bath with tiled side and attractive wall tiling with thermostatic drench shower plus additional attachment and glazed screen. Large handbasin with chrome mixer tap set in vanity drawers with tiled splashback and wall cabinet with mirrored front above. Extractor, downlighting, chrome, ladder style, heated towel rail. Obscure, double glazed window to rear.

OUTSIDE

Garden

The property enjoys a lovely rear garden with level lawn, a gravelled area, perfect for outdoor furniture and alfresco dining, and an attractive raised border with mature planting. Fencing to the side and rear maintains privacy, a timber gate leads to the driveway. To the front, the property is nicely set back from the road with tiered gravelled areas with raised beds with mature Acer trees.

Driveway Parking

A paved and gravelled driveway provides ample off-road parking.

Garage

A single garage with up and over door, power and lighting and with window to the side elevation provides excellent storage.

UTILITIES AND SERVICES

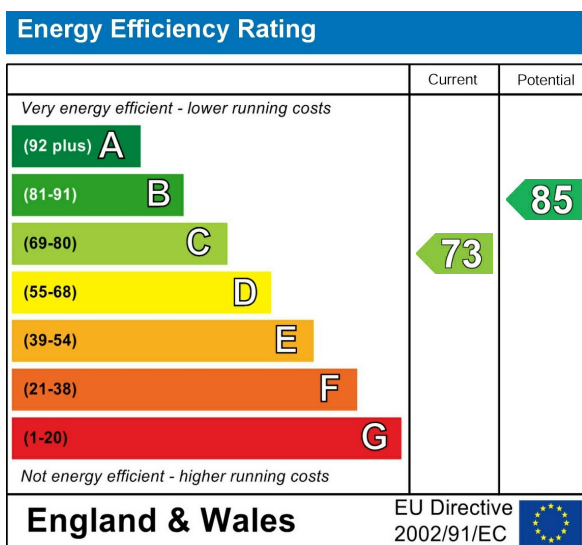
The property benefits from mains gas, electricity and drainage.

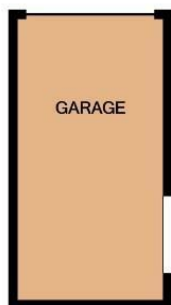
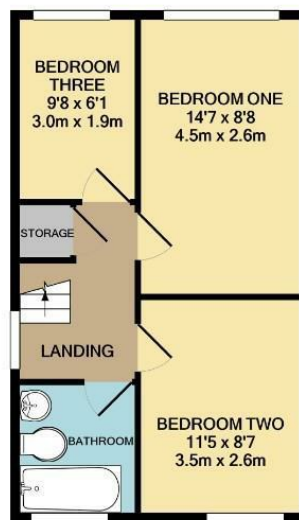
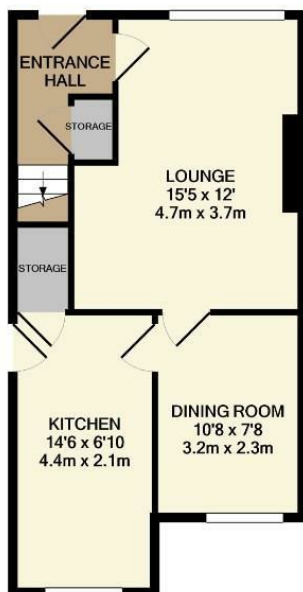
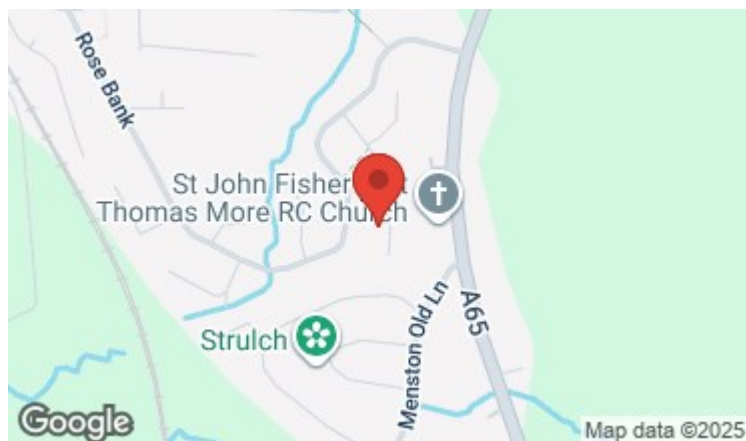
Ultrafast Fibre Broadband is shown to be available to this property. There is currently Virgin cable.

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



- Three Bed Detached Family House
- Two Reception Rooms
- Modern Galley Style Kitchen (Which Could Be Knocked Through Into The Dining Room)
- Contemporary Three-Piece House Bathroom
- Level Lawned Garden
- Ample Driveway Parking
- Single Garage
- Quiet Cul de Sac Position
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band D





GROUND FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 804 SQ.FT. (74.7 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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