



## 23 Scalebor Gardens, Burley in Wharfedale, LS29 7BX

Price Guide £775,000

 4
  3
  2
  B





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

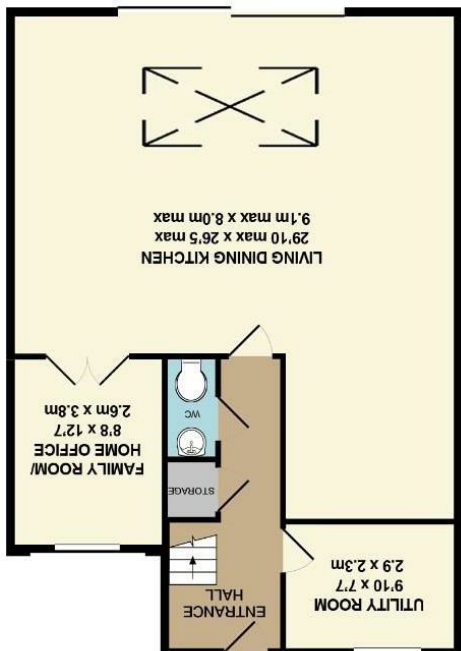


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

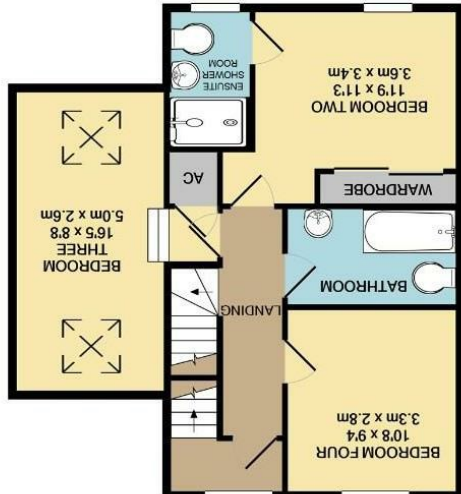
TOTAL APPROX FLOOR AREA 1912 Q.FT. (177.6 SQ.M.)

Harrison  
Robinson  
Estate Agents

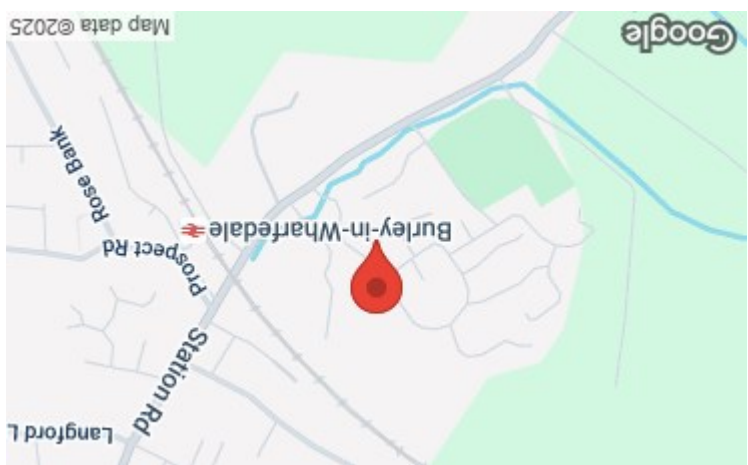
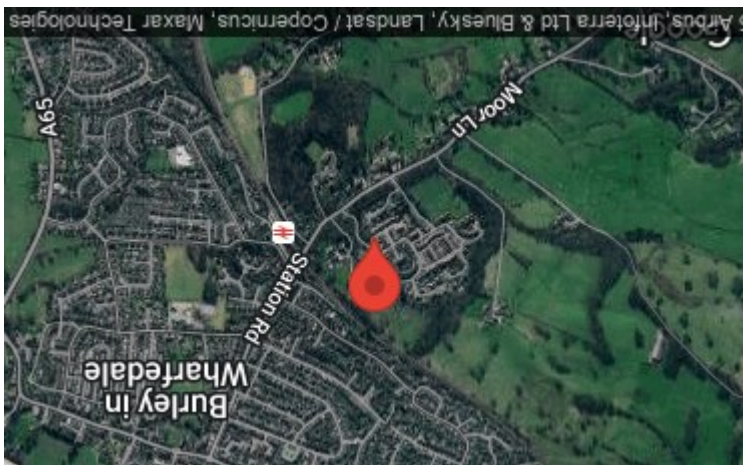
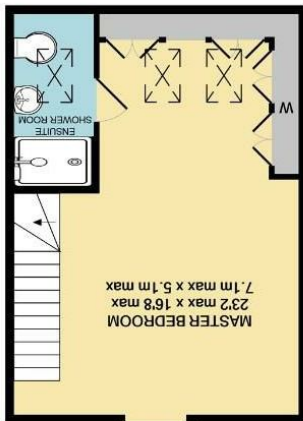
GROUND FLOOR  
APPROX. FLOOR  
AREA 654 SQ.FT.  
(60.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.9 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(35.9 SQ.M.)



# 23 Scalebor Gardens, Burley in Wharfedale, LS29 7BX

## Price Guide £775,000



### GROUND FLOOR

#### Entrance Hall

A welcoming reception hall with uPVC entrance door with transom light and attractive, herringbone style, LVT flooring. Understairs storage cupboard. A carpeted staircase with oak handrail leads to the first floor landing. A crittal style door leads into:

#### Living Dining Kitchen

29'10" x 26'2" (9.1 x 8.0)

Wow! The real hub of this home is the generous living dining kitchen across the rear of the property. Recently fitted with a range of high quality matching wall, base and island units with beautiful Quartz worksurfaces incorporating a large central island and fabulous bar area. A full range of integrated appliances includes a five ring induction hob with extractor hood, two electric ovens, dishwasher, space for American fridge freezer and inset sink with boiling water mixer tap. LVT herringbone style flooring. There is ample space for a large family dining table with additional seating at the kitchen island. Space for comfortable furniture, three, contemporary styled vertical radiators, downlighting, attractive pendant lighting over island. Large, double glazed sliding doors lead out to the level rear garden bringing the outside in in warmer months. A ceiling 'lantern' allows an abundance of natural light. Double crittal style doors lead into:

#### Family Room / Home Office

8'6" x 12'5" (2.6 x 3.8)

This is a most versatile room, which could be used as a home office, snug, cinema room or playroom. LVT, herringbone flooring, grey radiator and obscure glazed window to the front elevation.

#### Utility Room

9'6" x 7'6" (2.9 x 2.3)

With a range of base and wall units with laminate worksurface and one and a half bowl stainless steel sink with mixer tap. Double glazed window to the front elevation, space and plumbing for a washing machine and tumble dryer. Cupboard housing the gas central heating boiler, continuation of the LVT flooring.

#### Cloakroom

With low level W.C. with concealed cistern, pedestal handbasin with chrome mixer tap, tiled splashback and wall mirror over. Continuation of the LVT herringbone flooring, radiator, extractor.

### FIRST FLOOR

#### Landing

A carpeted staircase with oak handrail leads to the first floor landing. A double glazed window to the front elevation allows natural light. Doors open to three double bedrooms, one having an en suite shower room, and the three-piece house bathroom. A second staircase leads up to the master bedroom suite.

#### Bedroom Two

11'9" x 11'1" (3.6 x 3.4)

A lovely double bedroom to the rear with carpeted flooring, radiator, attractive wall panelling to one wall and floor to ceiling fitted wardrobes with sliding, mirrored doors. Door into:

#### En Suite Shower Room

Very well presented with walk-in shower with neutral wall tiling and thermostatic shower, wall hung handbasin with chrome mixer tap and W.C. with concealed cistern. Obscure glazed window to rear elevation. Chrome, ladder style, heated towel rail, downlighting, extractor.

#### Bedroom Three

16'4" x 8'6" (5.0 x 2.6)

A generously proportioned double bedroom with Velux windows to both sides, carpeted flooring, radiator. Cupboard housing the water tank providing useful storage.

#### Bedroom Four

10'9" x 9'2" (3.3 x 2.8)

A further double bedroom with double glazed window to the front elevation. Carpeted flooring, radiator.

#### House Bathroom

A modern, three-piece house bathroom with bath with chrome mixer tap, wall hung handbasin with chrome mixer tap with large wall mirror and low level W.C. with concealed cistern. Neutral tiled walls and flooring. Chrome, ladder style heated towel rail. Downlighting, extractor.

### SECOND FLOOR

#### Master Bedroom

23'3" x 16'8" (7.1 x 5.1)

A return carpeted staircase with oak handrail leads to a beautifully presented, generously proportioned master bedroom with a range of smart fitted wardrobes, cupboards and drawers. Window to the front elevation and two Velux windows to the rear allow ample natural light. Carpeted flooring, radiator. Door into:

#### En Suite Shower Room

With large, walk-in shower enclosure with neutral wall tiling, thermostatic shower and glazed door. Wall hung handbasin with chrome mixer tap and low level W.C. with concealed cistern. Large wall mirror, Velux to the rear elevation. Tiled flooring and partially tiled walls, ladder style heated towel rail.

### OUTSIDE

#### Gardens

The property enjoys a good sized enclosed rear garden with spacious, level Astroturf lawn, newly fitted composite decked area with low level lighting, ideal for al fresco dining, and large garden shed. This is a great sunny garden, perfect for children to play safely and adults to entertain and relax. Outside lighting, cold water tap. Smart fencing maintains privacy.

#### Driveway Parking

A block paved driveway provides parking for up to three vehicles. EV charger, hot and cold outside taps.

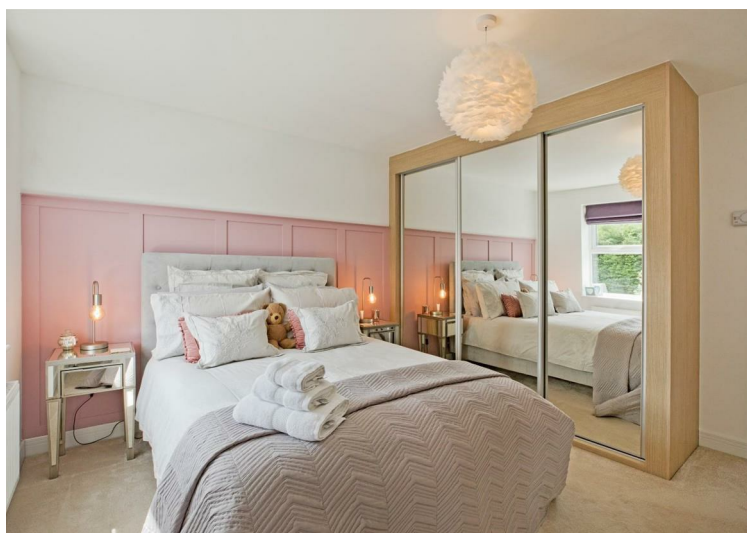
### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to the property.

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





- Beautiful Extended Four Bedroom Detached Family Home
- Fantastic Extended Living Dining Kitchen With Sliding Patio Doors To Garden
- Snug/Family Room/Home Office
- Immaculately Presented Throughout
- Two Bedrooms Served By En Suite Shower Rooms
- Popular Cul De Sac Location
- Superb Good Sized Level Garden With Composite Decked Area
- Walking Distance To Train Station
- Close To Excellent Schools And Village Amenities
- Council Tax Band F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</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 