

Harrison Robinson

Estate Agents



4 Scalebor Gardens, Burley in Wharfedale, LS29 7BX
£535,000

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GROUND FLOOR

Entrance Hall

A pathway leads to the smartly presented, black, composite, front door with charming, decorative etched transom light and stone portico over. One enters a spacious, reception hallway ideal for welcoming friends and family. Attractive, tiled flooring and radiator with cover. Room for an item of furniture. A carpeted staircase with painted, timber, spindle balustrade leads up to the first floor and a useful cupboard houses the Ideal boiler, whilst providing storage for coats and shoes.

Living Dining Kitchen

27'10" x 15'1" (8.5 x 4.6)

A delightful, sociable space, the true heart of this family home with a kitchen area comprising of a range of contemporary, stylish, wooden fronted fitted base and wall storage units with complementary quartz work surfaces and upstands over. Inset one and a half bowl stainless steel sink unit with monobloc tap. Integrated appliances comprising AEG ceramic induction hob with quartz splash back and stainless-steel chimney hood and extractor over, AEG electric oven and microwave. Washing machine, dishwasher, larder fridge and freezer, not to mention the wine fridge! Beautiful, herringbone design, ceramic splashback tiling is a lovely feature. Deep under stairs storage cupboard. A breakfast bar is a great spot to sit and relax with a coffee. Dining/living area with bi-fold doors, allowing natural light to flood in, leading out onto the lovely, sunny, rear gardens. A window to the front elevation in the kitchen area accentuates the bright atmosphere. Stylish, wooden panelling to one wall. Wood effect flooring, radiator, TV point and downlighting. This is a superb, family or fabulous entertaining environment with direct access onto the garden creating the 'inside, outside' feel.

W.C.

Beautifully appointed, comprising of a concealed cistern w/c with push button flush and a pedestal washbasin with monobloc tap and tiled splashback. Continuation of the attractive, ceramic flooring of the hallway and radiator.

FIRST FLOOR

Landing

A spacious, carpeted landing area with radiator. A further turned, carpeted staircase leads up to the second floor.

Lounge

15'1" x 10'5" (4.6 x 3.2)

A most charming, spacious reception room, the full width of the property with two windows to the front elevation affording ample natural light and pleasant aspects over the development. Carpeted flooring, coving, twin radiators and TV point. This could also serve as a double bedroom if desired and is positioned conveniently next to the house bathroom.

Bedroom Three

11'9" x 8'2" (3.6 x 2.5)

A good-sized bedroom with carpeted flooring and radiator benefitting from a window to the rear elevation affording some stunning views towards the moors. Stylish fitted wardrobes and dressing table/desk by Wharfedale Interiors.

Bedroom Four

7'10" x 6'6" (2.4 x 2.0)

A single bedroom, currently used as a study, with south facing window to the rear enjoying some lovely, far reaching countryside views. Carpeted flooring and radiator. Fitted desk and wardrobe.

Bathroom

A modern white suite comprising of a panelled bath with chrome mixer tap. Low flush WC with concealed cistern and push button flush, and pedestal wash hand basin with monobloc tap. Half tiled walls and flooring. Heated towel rail, extractor fan and downlighting.

SECOND FLOOR

Landing

Carpeted stairs lead to the second floor landing having loft access and cupboard housing the pressurised hot water cylinder whilst also providing some linen storage.

Master Bedroom

13'1" x 9'6" (4.0 x 2.9)

A spacious master bedroom, an absolute haven of peace and calm having two windows to the front elevation affording natural light and views. Fitted, mirror fronted wardrobes to one wall. Twin radiators and carpeted flooring.

En Suite Shower Room

Stylish, contemporary shower room with fully tiled, large, shower cubicle with sliding glass door and fitted thermostatic shower, low flush WC having a concealed cistern and push flush and wall hung wash hand basin with monobloc tap. Part tiling to the walls and vinyl, tile effect flooring. Extractor fan and downlighting. Chrome heated towel radiator and large, fitted wall mirror.

Bedroom Two

15'1" x 8'10" (4.6 x 2.7)

A further, spacious, double bedroom with two south facing windows affording a lovely view. Stylish, fitted wardrobes and dressing table by Wharfedale Interiors., Carpeted flooring and twin radiators.

En Suite Shower Room

A fully tiled, large shower enclosure with sliding glass door and thermostatic shower, low flush WC with concealed cistern and push button flush and wall hung, wash hand basin with monobloc tap. Extractor fan, downlighting and chrome heated towel radiator. Part tiling to the walls and vinyl, tile effect flooring.

OUTSIDE

Gardens

Front Garden

To the front of the property is a lawned garden area and block paved path leading to the front door. A gravelled border with established planting provides interest.

Rear Garden

The south facing, enclosed, private, rear garden has unashamedly been designed for relaxation and al-fresco entertaining in mind with Astro-turf lawn, composite decked sun patio with sun canopy and flower beds. This is the ideal spot to just sit and relax with friends.

Detached Garage

To the rear of the property one finds a block paved driveway affording off road parking leading to a detached garage with up and over door. Power and light. A gate gives access to the rear garden. The garage also has a useful entrance door to the side providing easy access from the garden.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast 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.

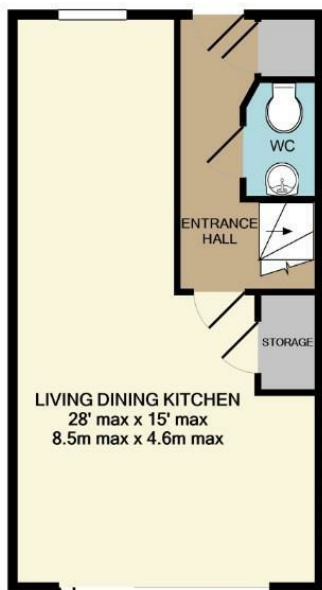
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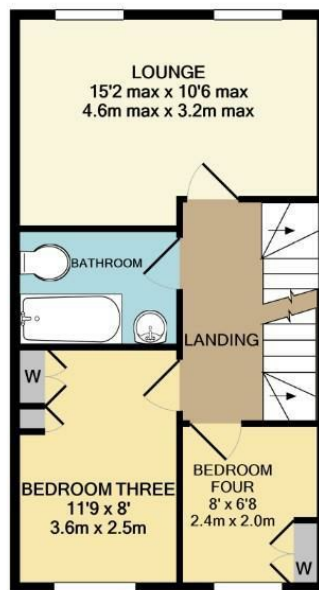
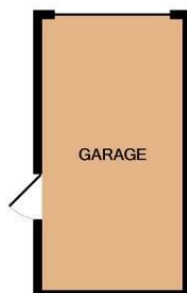
- Four Bedroom Semi-Detached Townhouse
- Stunning Contemporary Living Dining Kitchen With Bi-Fold Doors
- Spacious Sitting Room
- Two Bedrooms With En Suites
- Detached Garage & Driveway Parking
- South Facing, Private, Rear Garden
- Delightful Countryside Views
- Immaculately Presented & Stylishly Decorated
- Close Walking Distance to Excellent Schools & Train Station
- Council Tax Band E

Energy Efficiency Rating

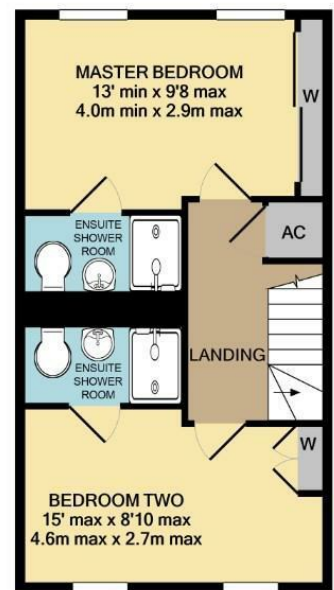
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

**Harrison
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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1247 SQ.FT. (115.9 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.