



39 Jill Kilner Drive | Burley In Wharfedale | Burley In Wharfedale | LS29 7SQ

£650,000

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WHITE**
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Key features

- Four bedrooms
- Three storey town house
- Balcony overlooking the garden
- Integral Garage
- En-suite to principle bedroom
- Set in parkland grounds
- Overlooking woodland to the front elevation

Description

Situated within Scalebor Park a highly regarded development towards the outskirts of Burley in Wharfedale. This three storey stone built town house provides spacious living accommodation and four bedrooms. The property briefly comprises an entrance hall, shower room, integral garage, utility room, bedroom/study, dining kitchen, sitting room with balcony, three bedrooms the principle having en-suite shower facilities and a family bathroom. To the outside area there is a block paved drive providing parking for at least two vehicles. There is an enclosed rear garden with raised beds.



A smartly presented four bedroomed town house with balconies and integral garage, located in a sought after residential area.

GROUND FLOOR

Entrance hall

A spacious entrance area, useful coats cupboard and tiling to the floor. Access to integral garage

Shower room

8'04 x 5'06

Comprising a shower cubicle, WC, pedestal wash basin, tiled floor and splash areas with a window to the front elevation.

Utility room

9'11 x 8'02

With a glazed door to the rear elevation, range of wall and base units with coordinating work tops, tiling to the splash areas. Plumbing for a washing machine and a stainless steel sink and drainer. Tiled floor.

Bedroom/Study

11'04 x 9'11

With a set of French doors opening onto the garden area and a tiled floor.

FIRST FLOOR

Dining kitchen

24'04 x 11'01

A recently updated kitchen comprising a range of contemporary units with ceramic splash backs and a one and a half bowl sink and drainer. Integral appliances to include an eye level oven and microwave, AEG hob and extractor hood. Dishwasher and space for a fridge/freezer. Plinth lighting. Two sets of French doors with Juliet balconies plus a further window to the front elevation make this a very light room.

Sitting Room

20'10 x 17'10 max

With French doors opening onto a beautiful balcony area with a trailing Wisteria and views over the garden. A window to the rear elevation with fitted plantation shutters. An attractive fireplace with an inset gas fire.







SECOND FLOOR

Bedroom One

13'06 x 10'10

With a tiled floor and two windows to the front elevation. Built in wardrobes.

Ensuite Shower Room

7'07 x 3'10

A recently updated shower room comprising a double shower cubicle, concealed unit WC, wall mounted sink, full tiling to the walls and floor area. Spotlights to the ceiling.

Bedroom Two

13'07 x 11'08

With a window to the rear elevation and built in wardrobes.

Bedroom Three

10'01 x 8'10

With a window to the rear elevation and built in wardrobes.

Bathroom

8'06 x 7'10

A recently upgraded bathroom comprising a bath, concealed unit WC, walk in double shower, heated towel rail, wall mounted basin and an illuminated vanity mirror. Tiling to the walls and floor area. Spotlights to the ceiling.

OUTSIDE

Gardens

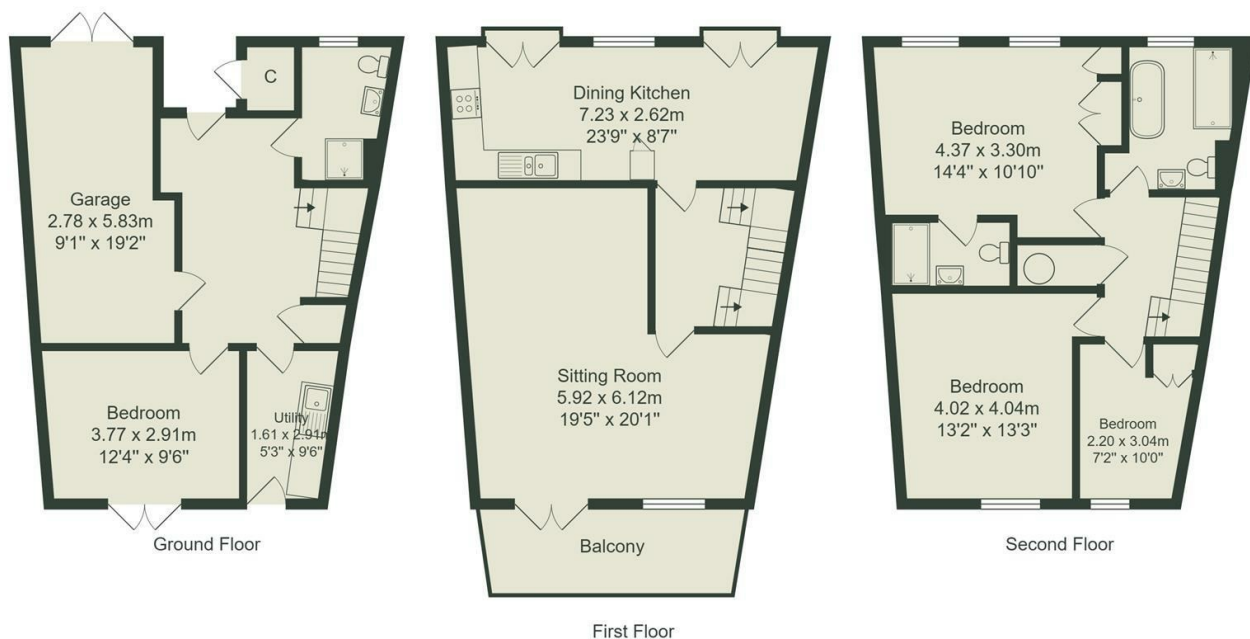
To the front of the property there is a block paved drive providing parking for at least two vehicles. Outside store. To the rear of the property there is a delightful low maintenance enclosed garden comprising a paved patio seating area, cobbled pathways and raised beds. The garden is well stocked including a variety of different trees.

Garage

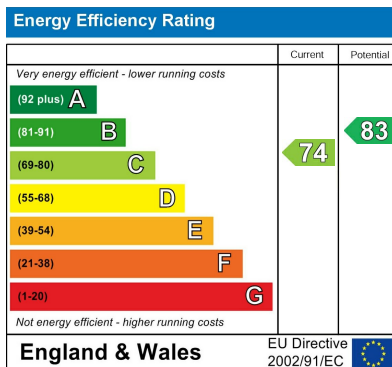
19'06 x 8'10

With an electric up and over door and built in storage cupboards.

Floor plans



Total Area: 164.5 m² ... 1771 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.
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