

# Harrison Robinson

Estate Agents



**2 Norwood Close, Burley in Wharfedale, Ilkley, LS29 7EQ**  
**£350,000**

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# 2 Norwood Close, Burley in Wharfedale, Ilkley, LS29 7EQ

## £350,000



### GROUND FLOOR

#### Entrance Hall

A half-glazed, composite door with two opaque, glazed panels opens into a bright and welcoming entrance hall. Tall, vertical, contemporary radiator, fitted doormat and carpeting. A broad, carpeted staircase with painted spindle balustrade leads up to the first floor. The vendors have cleverly created storage underneath the staircase. Room for an item of furniture.

#### Lounge

14'8" x 10'8" (4.49 x 3.27)

A lounge of lovely proportions benefitting from a large window to the front elevation allowing the natural light to flood in. Tastefully and immaculately presented in neutral tones, it exudes a calming atmosphere - a wonderful place to sit and relax. Contemporary style radiator, fitted shelving to one alcove, carpeting and TV point. It lends itself well to entertaining being open plan into:

#### Dining Room

8'10" x 8'7" (2.70 x 2.62)

A good-sized dining room with room for a family dining table. Carpeting and tall, vertical, contemporary radiator. Enjoying access onto the rear garden through a single, fully glazed patio door with tall, glazed, side panel, it is conducive to al fresco dining in the warmer months being also open plan into:

#### Kitchen

8'5" x 7'8" (2.57 x 2.34)

A beautifully appointed, contemporary, fitted kitchen comprising of wooden fronted, stylish base and wall units with complementary wooden worksurfaces and upstands over. Integrated appliances include a stainless-steel electric oven with stainless-steel gas hob and extractor over with a pretty backdrop of attractive splashback wall tiling, a dishwasher and fridge/freezer. Space and plumbing for a washing machine. A stainless-steel sink and drainer with monobloc tap sits beneath a large window overlooking the rear garden. Practical, large format floor tiling.

### FIRST FLOOR

#### Landing

A carpeted landing provides access to all three bedrooms and the house bathroom. Loft hatch with pull down ladder leads to a partially boarded loft space housing the central heating boiler with Bosch Smart controls, which was fitted in 2023.

#### Bedroom One

13'1" x 10'4" (3.99 x 3.15)

A generous, double bedroom positioned to the front of the property enjoys a lovely aspect. Carpeting, wall lights and radiator.

#### Bedroom Two

10'3" x 9'1" (3.14 x 2.79)

Another spacious, double bedroom, this time to the rear elevation. A large window affords a pleasant, far reaching view. Carpeting and radiator.

#### Bedroom Three

10'0" x 6'6" (3.07 x 2.00)

A good-sized, single bedroom, currently used as a home office. A window to the front elevation allows for ample natural light. Carpeting and radiator.

#### Bathroom

An immaculately presented, contemporary bathroom including a bath with mixer tap and mains shower over with separate hand held shower attachment. A vanity washbasin with mixer tap is set in a stylish unit with double cupboard below and incorporating a concealed cistern w/c. Chrome, ladder, towel radiator and extractor fan. Fully tiled to the walls and complementary, large format floor tiling.

### OUTSIDE

#### Garage & Driveway Parking

20'11" x 9'7" (6.40 x 2.94)

A garage with up and over door, power and lighting provides ample storage or additional parking. A wooden door to the rear with obscure glazed window leads to the rear garden. A paved and gravelled driveway provides parking for one vehicle.

#### Garden Store

A stone store with timber door, power, lighting and obscure glazed window provides storage.

#### Garden

The property benefits from a level, rear garden with large, paved patio area, ideal for al fresco entertaining and a lawn bound by hedging and having a mature apple tree. A wrought iron gate leads to a further paved area to the rear of the garage and a paved pathway leads round the house to the drive. The house is well set back from the road with a lawned foregarden.

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

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

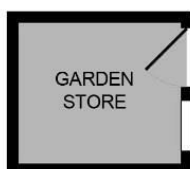
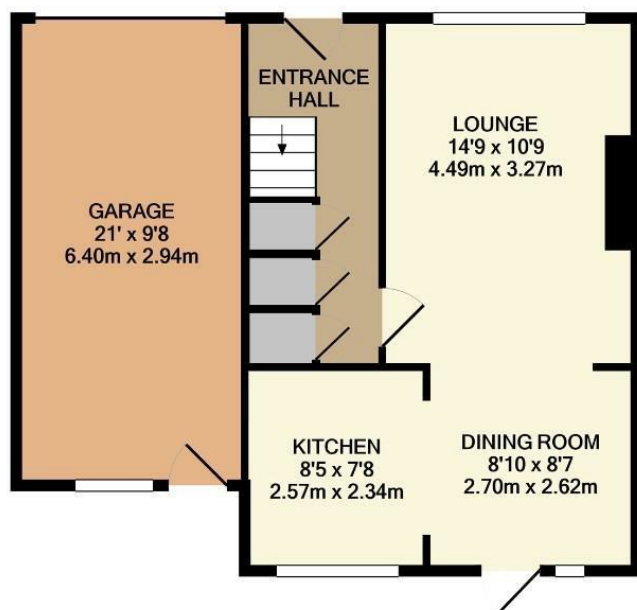
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



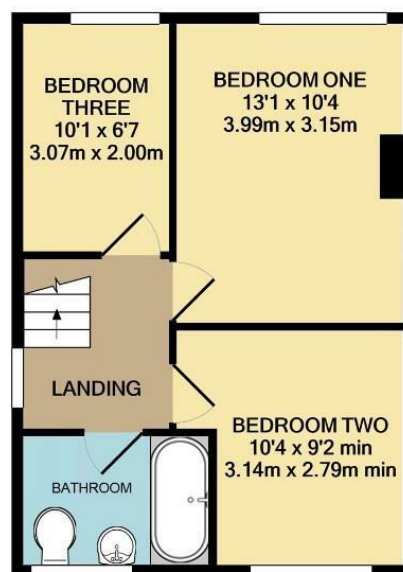
- Three Bedroom Semi-Detached House
- Fully Renovated Throughout
- Fabulous Contemporary Styling
- Open Plan Living
- Cul-De-Sac Location
- Level South Facing Garden
- Garage & Driveway Parking
- Close Walking Distance of Village Amenities Including Excellent Primary Schools & Station
- Council Tax Band C

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>87</b> |
| (69-80) <b>C</b>                            | <b>74</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  |           |





GROUND FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT.  
(57.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

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**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 796 SQ.FT. (73.9 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



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