

Harrison Robinson

Estate Agents



16 Gritstone Close, Burley in Wharfedale, LS29 7SZ

£420,000

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GROUND FLOOR

Entrance Hall

A smart composite door with two double-glazed, decorative, obscure panels opens into a welcoming and spacious entrance hall with charming, rustic style, solid wood flooring. This is a lovely environment in which to greet friends and family. Useful storage space under the staircase with room to hang coats. Coving and radiator. A carpeted return staircase with painted timber balustrade leads to the first floor landing.

Lounge

16'0" x 10'9" (4.9 x 3.3)

A well-proportioned sitting room to the front elevation benefitting from a double-glazed bay window allowing the natural light to flood in and affording a pleasant aspect over the front gardens and a glimpse up to Ilkley Moor. Coving, radiator, TV point, downlighting and neutral carpeting. Multi-paned, double doors open into the dining kitchen providing flexibility in the use of space and conducive to entertaining.

Dining Kitchen

17'4" x 13'5" max (5.3 x 4.1 max)

A stunning, family dining kitchen with a wonderful, homely, cottagey feel. Fitted with stylish, bespoke, cream, wooden fronted base and wall units incorporating cupboards, drawers, two deep baskets, a pull-out larder, a wine rack and a large dresser unit with two glass fronted, shelved display cupboards. Complementary solid wood work surfaces and cream Metro splash back tiling. An inset white enamel one and a half bowl sink and drainer with traditional style chrome mixer tap sits beneath a double-glazed window offering a lovely view over the rear garden. Large, cream range oven with a five-burner gas hob and large stainless-steel chimney hood and extractor over. Integrated dishwasher and space and plumbing for a washing machine and space for a large fridge freezer. Room for a large, family dining table. Charming, rustic style, solid wood flooring. Radiator and spotlights. A door opens into a cupboard providing useful storage. Open into:

Conservatory

11'1" x 10'2" (3.4 x 3.1)

A spacious UPVC double-glazed conservatory, currently used as a dining room but a wonderful extra reception space for a variety of uses either as an extra seating area with ample room for a sofa and armchair, a playroom or an office space. French doors lead out onto the patio and the level lawned garden beyond. Continuation of the charming wooden flooring. Radiator.

Cloakroom/W.C.

Fitted with a white, low-level w/c and an attractive, wall mounted square glass wash basin with chrome monobloc tap and fitted wall mirror above. Double-glazed window with obscure glazing to the front elevation. Charming, rustic style, terracotta wall tiles with cream accent tiles and complementary cream ceramic floor tiling. Radiator. Space to hang coats.

FIRST FLOOR

Landing

A carpeted landing with coving and a double-glazed side window affording plenty of natural light. An airing cupboard houses the Worcester Bosch central heating boiler and provides storage for towels and linen. Access to all bedrooms and the house bathroom.

Master Bedroom

13'9" x 10'5" (4.2 x 3.2)

A spacious, recently redecorated, double bedroom with a double-glazed window affording views over the rear garden. Fitted wardrobes, coving, new carpeting and radiator.

En Suite Shower Room

A recently updated, contemporary en-suite shower room incorporating a stylish vanity wash basin with monobloc tap, a glazed shower cubicle with mains drench shower and separate hand held shower attachment and a low-level w/c. Illuminated mirror, mirrored storage cabinet, radiator, towel rail, extractor fan and shaver point. Attractive wall tiles and complementary stylish LVT flooring. Double-glazed window with obscure glazing.

Bedroom Two

11'1" x 10'9" (3.4 x 3.3)

A further spacious, double bedroom to the front of the property enjoying delightful, far reaching views towards the moors. Fitted wardrobes, coving, carpeted flooring and radiator.

Bedroom Three

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

Ideal as a child's nursery, a study or a dressing room, this bedroom enjoys the same lovely far reaching countryside views. Carpeting, coving, radiator and a loft hatch with fitted ladder providing access to a partially boarded loft space with power socket.

Bathroom

A smartly presented house bathroom comprising of a three-piece, white suite including a pedestal wash basin with traditional style chrome taps and mirror above, a white panel bath and traditional, telephone style, hand held shower attachment with traditional style chrome taps. Low-level w/c, radiator and downlighting. Towel rail, extractor and shaver point. Neutral, marble style, ceramic wall tiles. Cream, vinyl flooring.

OUTSIDE

Garage

A single garage is located very close to the property in a row of four with a parking space in front. EV charger, power and lights.

Gardens

A tall, timber gate gives access to a path leading to the rear garden. It is of a generous size and principally laid to lawn with two patio areas, one just outside the conservatory and the other is situated at the end of the garden and is a raised terrace, an ideal spot for outdoor furniture and for relaxing in the sunshine. The garden is bounded by a stone wall and fencing, creating a very private and enclosed garden space, a safe environment for children to play. To the front of the property one finds a communal lawn shared with the other two properties.

NOTES

Please note there is an annual maintenance charge of approx. £162.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

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

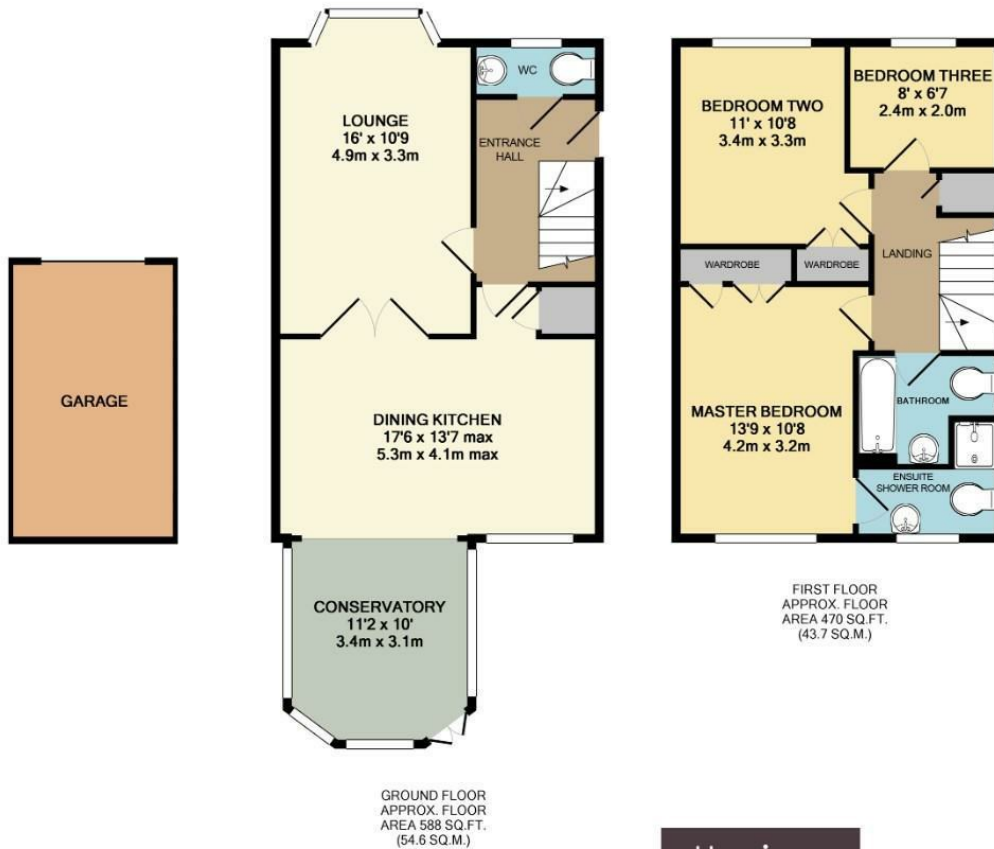
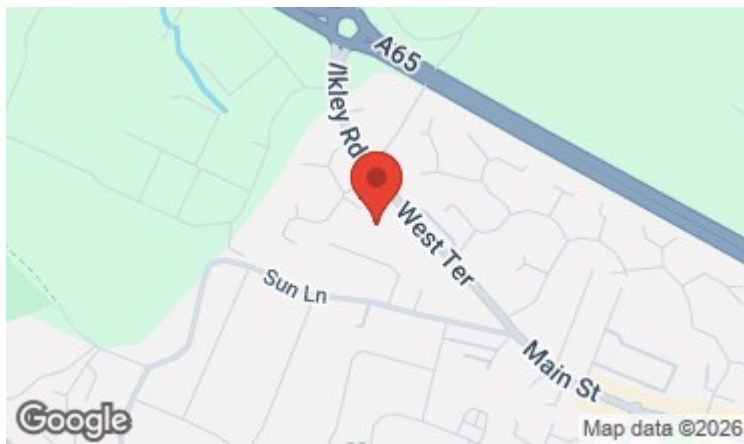
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- ***No Onward Chain***
- Three Bedroom Modern End Terraced Property
- Spacious Open Plan Living
- Immaculate Contemporary Styling Throughout
- Master Bedroom With Newly Installed En Suite
- Enclosed Level Rear Garden
- Garage & Parking
- Highly Regarded Village Location
- Close To Beautiful Open Countryside
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	88
(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 	



TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 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

**Harrison
Robinson**

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