Harrison Robinson

Estate Agents

2 Thornton Street, Burley in Wharfedale, LS29 7JD

Guide Price £250,000

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GROUND FLOOR

Entrance Porch
A timber entrance door with decorative glazed panes and transom light opens into a small porch with practical floor matting and a glazed door giving access to the lounge. Carpeted stairs lead to the first floor of the property.

Lounge
11'9" x 11'9" (3.6 x 3.6)
A welcoming lounge with log burning stove set on a stone hearth with stone lintel over, shelving to one alcove and ample room for comfortable furniture. A tall, double glazed window to the front elevation allows natural light, solid wood flooring and coving. A glazed timber door opens into the dining kitchen.

Dining Kitchen
13'9" x 11'5" (4.2 x 3.5)
A beautifully presented dining kitchen fitted with a range of cream, Shaker style cabinetry with stainless steel handles, solid wood worksurfaces, incorporating a handy breakfast bar, and attractive tiling to splashbacks. There is a space for a range of appliances, including cooker, which is set in a chimney breast with Metro tiling to splashback with extractor over and original stone lintel, and space and plumbing for a washing machine, dishwasher, fridge freezer and wine fridge. A Belfast style sink with chrome, hose style mixer tap sits beneath a double glazed window looking out over the rear, courtyard garden. Stone flooring, recessed ceiling lights, contemporary styled, vertical radiator. A half glazed, uPVC stable door leads out to the rear. A useful under stairs cupboard provides excellent storage.

FIRST FLOOR

Landing
A return carpeted staircase with traditional style radiator at the bottom leads to the first floor landing, where doors open to the house bathroom and two double bedrooms. A hatch with fitted, pull down ladder gives access to a most useful attic room, perfect for storage.,

Bedroom One
15'5" x 11'9" (4.7 x 3.6)
A good sized double bedroom to the front of the house with fitted wardrobes, carpeted flooring, traditional style radiator and two double glazed windows. There is a useful corner with fitted desk and shelving, ideal as a vanity area or small home office.

Bedroom Two
11'1" x 11'1" (3.4 x 3.4)
A second double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window.

Bathroom
A very well presented, three-piece house bathroom with low-level W.C., handbasin with chrome mixer tap set in a bespoke vanity unit and bath with thermostatic drench shower plus additional shower attachment, glazed screen and smart grey wall tiling. Complementary floor tiles, traditional style, heated towel rail, wooden panelling to half height. Recessed storage cupboard and drawers, ceiling lights, obscure, double glazed window.

SECOND FLOOR

Attic Room
A useful attic room with power, lighting and carpeted flooring, providing excellent storage.

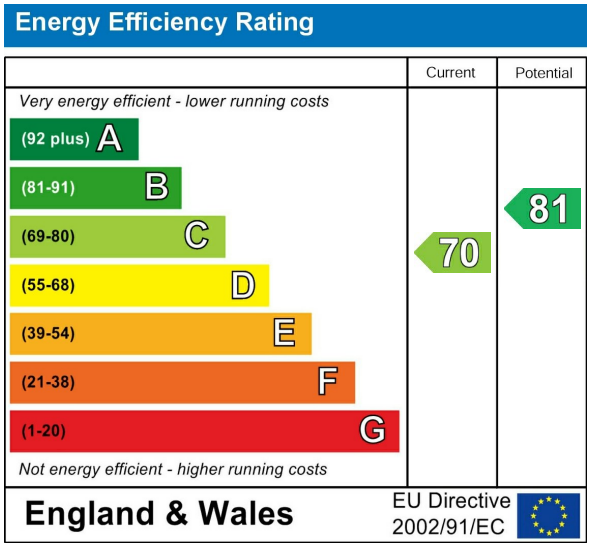
OUTSIDE

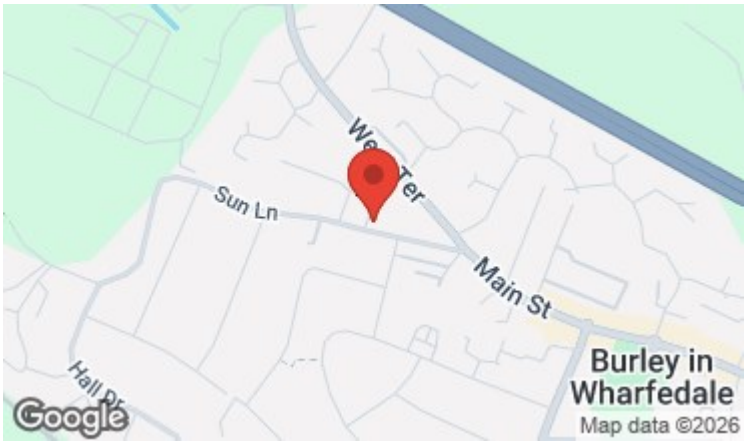
Communal Courtyard Area
To the rear of the properties on Thornton Street lies a row of communal, courtyard areas. There is a defined area to the rear of No. 2, where one can sit out with fencing maintaining privacy. There is also a wood store.

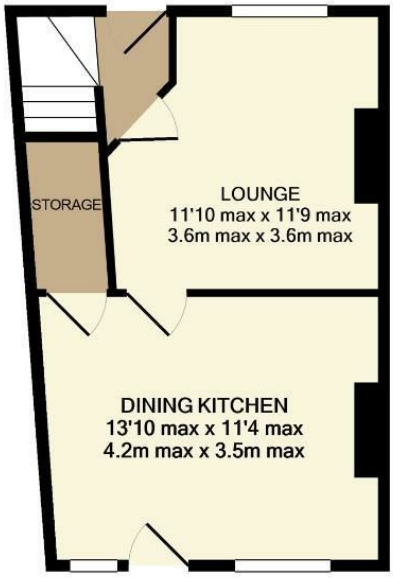
UTILITIES AND SERVICES
The property benefits from mains drainage, gas and electricity. Superfast Broadband is shown on the Ofcom website to be available to this property.
Please check the Ofcom website for mobile phone coverage.

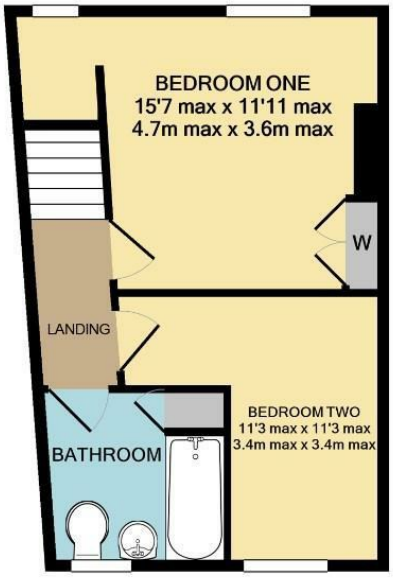
Tel: 01943 968 086

- Two Double Bedroom Mid Terraced House
- Very Well Presented Throughout
- Comfortable Lounge With Log Burning Stove
- Attractive Dining Kitchen
- Fenced Communal Courtyard Area To Rear
- Modern House Bathroom
- Useful Insulated Attic Room
- Convenient Village Location
- Short Walk To Excellent Schools And Train Station
- Council Tax Band B









GROUND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 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.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk