

Harrison Robinson

Estate Agents



72 Main Street, Burley in Wharfedale, LS29 7BT

Offers In The Region Of £295,000

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GROUND FLOOR

Sitting Room

17'0" x 11'9" (5.2 x 3.6)

A part glazed timber door opens into a spacious reception room with tall, double glazed windows to both the side and front elevation, tiled flooring, two radiators and barrel ceiling. Stone steps to one side add to the character feel, a door opens to stone steps leading down to the cellar. Open to :

Lounge

18'0" x 11'9" (5.5 x 3.6)

A good sized room with laminate flooring, radiator, part glazed timber entrance door and floor to ceiling, double glazed windows to the front elevation. A barrel ceiling adds to the character, in addition to a painted brick fireplace with timber lintel. Doors from here lead to the kitchen and a spacious utility room.

Kitchen

15'5" x 7'10" (4.7 x 2.4)

With a range of fitted base and wall units with electric oven, four ring electric hob and space for freestanding appliances. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the side elevation. A part glazed stable door leads out to a private courtyard garden area. Carpeted stairs with handrail lead to the first floor of the property.

Utility Room

13'1" x 6'6" (4.0 x 2.0)

With space for appliances, housing one of the gas central heating boilers.

W.C.

With low level W.C. and handbasin.

BASEMENT LEVEL

Cellar

17'0" x 4'11" (5.2 x 1.5)

A traditional cellar area with reduced head height, great for storage.

FIRST FLOOR

Bedroom One

17'0" x 12'1" (5.2 x 3.7)

A large, dual aspect double bedroom with double glazed sash windows enjoying lovely village views, two radiators and beautiful, stone flagged floor. Exposed beams and a covered fireplace with timber lintel add to the character.

Bedroom Two

12'5" x 9'2" (3.8 x 2.8)

A second double bedroom to the front of the property with carpeted flooring, double glazed sash window and radiator.

Bedroom Three

8'6" x 8'2" (2.6 x 2.5)

A large single bedroom to the front of the property with carpeted flooring, double glazed window and radiator.

Bathroom

With low-level W.C. handbasin and panel bath with thermostatic shower, glazed screen and wall tiling. Carpeted flooring, radiator, obscure double glazed window. Cupboard housing the second, gas central heating boiler.

OUTSIDE

Courtyard Garden

The property benefits from a small courtyard garden accessed via the kitchen with space for outdoor furniture and flowering pots.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

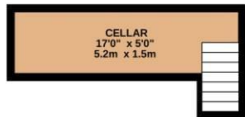
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



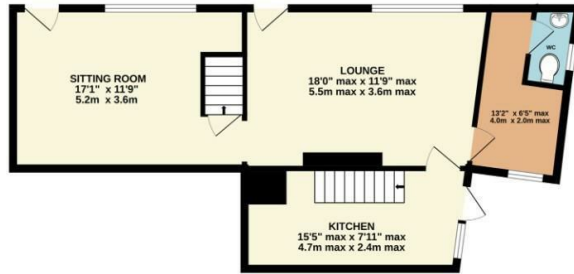
- ***No Onward Chain***
- Charming Three Bedroom Semi Detached House
- Two Reception Rooms
- Downstairs Toilet
- Character Features Throughout
- Small Private Outside Space
- Convenient Central Village Location
- Walking Distance To Schools And Train Station
- In Need Of Modernisation
- Council Tax Band D

Energy Efficiency Rating

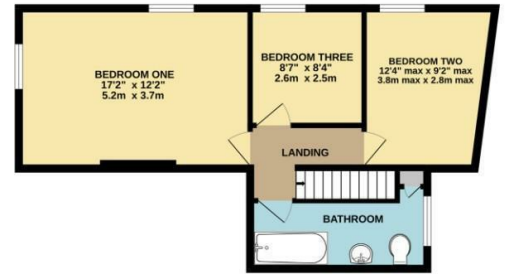
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT
94 sq.ft. (8.7 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.3 sq.m.) approx.



FIRST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.