

Harrison Robinson

Estate Agents



Elm Tree Cottage, 60A Main Street, Burley in Wharfedale, LS29 7DF

£350 000

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GROUND FLOOR

Entrance Hall

A sturdy half-glazed front entrance door with obscure glazing and transom light over opens into a good-sized hallway with carpeting, radiator and space to hang coats. A door opens onto a staircase leading down to the cellar and a broad, return carpeted staircase leads up to the first floor. A door opens into:

Lounge

14'0" x 13'9" (4.29 x 4.21)

A spacious, well-proportioned lounge, full of character. An elegant fire surround with marble hearth and fireback houses an open fire. Useful fitted cupboards, picture rail, carpeting, TV point and radiator. A sash window allows the light to flood in and affords a lovely outlook over the front garden and charming approach to the property.

Kitchen

13'11" x 7'7" (4.26 x 2.33)

A half-glazed, timber stable door with obscure glazing and transom light over opens into a large galley kitchen. Tall ceilings enhance the feeling of space. Fitted with cottage style, timber fronted, base and wall units with complementary laminate work surface and tiled splashbacks. Under unit lighting. Composite one and a half bowl sink with drainer and monobloc tap, stainless-steel electric oven and a ceramic hob with chimney hood and extractor over and space for an under counter fridge and washing machine. An original sash window allows the light to flood in. Vinyl flooring and radiator.

BASEMENT

Cellar

13'11" x 5'10" (4.26 x 1.78)

A traditional cellar with window to the rear.

FIRST FLOOR

Landing

A good-sized, carpeted landing with window at the top of the staircase and radiator leads to the two double bedrooms and house bathroom.

Bedroom One

12'2" x 10'9" (3.73 x 3.30)

A good-sized, double bedroom benefitting from a range of matching fitted storage, incorporating wardrobes, bedside tables and cupboards. A charming arched, sash window is a lovely feature. Carpeting and radiator.

Bedroom Two

14'0" x 7'10" (4.29 x 2.39)

A second double bedroom, again with charming arched window and fitted wardrobes. Carpeting and radiator.

Bathroom

A spacious, traditional style bathroom comprising of a roll top bath with central mixer taps and hand held shower attachment, a pedestal washbasin with traditional taps and a low level w/c. Twin sash windows with obscure glazing and chrome ladder towel radiator. Tiled to half height with complementary tiled flooring. Fitted wall mirror with light. Downlighting.

Garden

The garden area is situated to the front of the property and is currently low maintenance. It does provide ample space for colourful pots and to position outdoor furniture. There are some borders with established planting and areas of tarmac and paving with a pathway leading to the front entrance door.

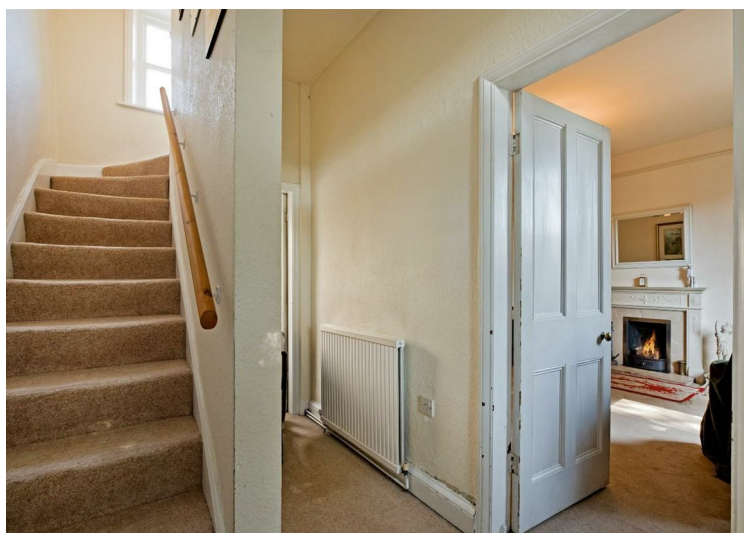
Driveway

There is ample room to park several vehicles on a tarmac driveway to the front of the property.

UTILITIES & SERVICES

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

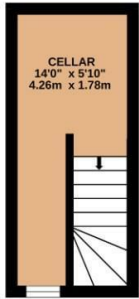
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



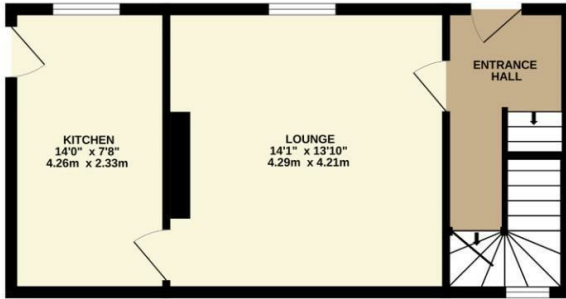
- ** No Onward Chain **
- Semi-Detached Characterful Cottage
- Two Double Bedrooms
- Spacious Lounge With Open Fire
- Country Style Kitchen
- Requires Updating
- Low Maintenance Garden Area
- Driveway Parking
- Highly Convenient Central Village Location
- Council Tax Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT
84 sq.ft. (7.8 sq.m.) approx.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



FIRST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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.