Harrison Robinson

Estate Agents



11 Heather Rise, Burley in Wharfedale, LS29 7RA

Offers Over £699,950

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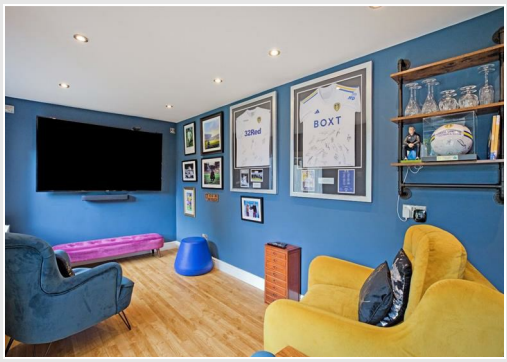



GROUND FLOOR

Entrance Vestibule
A newly fitted, smart, composite entrance door with two glazed panels opens into a useful entrance vestibule with side window making for a bright atmosphere. A door opens into:

Hall
A spacious hallway with solid oak flooring and traditional style radiator. Room for an item of furniture. Double doors open into both the living dining kitchen and the lounge. A carpeted staircase leads to the first floor. This is a great spot in which to greet family and friends. The double doors into the two principal reception rooms create a nice flow to the living accommodation and lend this living space perfectly to entertaining.

Living Dining Kitchen
28'2" max x 21'7" max (8.6 max x 6.6 max)
Half-glazed, double doors from the hallway open into the most impressive living dining kitchen. The vendors' enormous dining table immediately demonstrates what an incredible space this is as it sits comfortably here with ample room around for other furniture! The kitchen is fitted with stylish, contemporary, base and wall units with complementary light quartz worksurface and upstands over, providing plentiful storage and including the following integrated appliances: a large Rangemaster oven with induction hob, glass splashback and extractor over, a Hotpoint dishwasher, AEG microwave and wine cooler. Samsung, American style, stainless-steel fridge/freezer and integrated bin store. A large central island offers additional storage, an inset, stainless-steel one and a half bowl sink with monobloc tap incorporating instant hot water and a breakfast bar - a great spot to sit and enjoy a coffee. Under pelmet lighting and under cabinet lighting. Solid, oak flooring and downlighting. The living area provides space for a sofa and armchair. Two traditional style radiators and TV point. A bank of Velux windows supported by a further two dual aspect windows allow the natural light to flood in. An understairs storage cupboard houses the central heating boiler and the pressurised water cylinder. Bi-fold doors open onto the patio and garden beyond.

Lounge
24'11" x 11'9" max (7.6 x 3.6 max)
A tastefully decorated, spacious lounge to the front of the property benefitting from some stunning far reaching countryside views through the two windows. An elegant stone fireplace houses a modern, remote control, log effect gas fire - a great place to be on a cold winter's day. Oak flooring and two traditional style radiators. Surround sound system.

WC
A modern cloakroom/w.c. fitted with a wall hung wash basin with monobloc tap and a low-level w/c. Continuation of the oak flooring, chrome, towel radiator and downlighting. Fully tiled to the walls with attractive, mosaic accent tile. A side window with obscure glazing allows for ample natural light.

Utility Room
6'6" x 6'2" (2.0 x 1.9)
A good-sized utility room with base and wall cupboards matching those of the kitchen with quartz worksurface and upstands over. Inset stainless-steel sink with monobloc tap. Washing machine and tumble drier. A cupboard houses the consumer unit. Continuation of the oak flooring. Window to the rear elevation.

Garden Room
16'4" x 7'10" (5.0 x 2.4)
A fantastic addition to this already spacious family home, providing great versatility in the use of space. Accessed from the rear patio through bi-fold doors, this is a good-sized reception space, currently used as a snug/bar area but it could work very well as a home office or a guest bedroom. Karndean flooring, electric radiator, TV point and downlighting. A window affords a pleasant aspect over the rear garden.

FIRST FLOOR

Landing
A staircase leads up to the carpeted landing withe access to the four double bedrooms and house bathroom. Airing cupboard and window to the side elevation.

Master Bedroom
15'1" min x 8'10" (4.6 min x 2.7)
A haven of peace and tranquillity, this lovely, double bedroom enjoys beautiful, far reaching countryside views to the front elevation and a walk-in wardrobe. Carpeting and traditional radiator.

En Suite
A beautifully appointed fully-tiled en-suite comprising of a large walk-in shower with mains drench shower, hand-held shower attachment and glazed screen, a vanity wash basin with monobloc tap and low-level w/c. Tall, vertical contemporary radiator. Illuminated mirror, extractor fan and downlighting. A side window with opaque glazing allows for ample natural light.

Bedroom Two
12'9" x 10'5" max (3.9 x 3.2 max)
A great-sized, double bedroom to the rear of the property - a bright and airy space courtesy of the large window overlooking the garden. Carpeting and traditional style radiator.

En Suite
A lovely wet-room style fully tiled en-suite with mains shower and glazed screen. Vanity wash basin with monobloc tap and low-level w/c. Chrome ladder towel radiator, illuminated mirror, extractor fan and downlighting.

Bedroom Three
13'1" max x 10'2" min (4.0 max x 3.1 min)
A wonderful, great-sized, double bedroom to the rear elevation benefitting from a large window creating a bright atmosphere and mirrored fitted wardrobes. Carpeting and traditional style radiator.

En Suite
A stylish, contemporary, fully-tiled en-suite shower room fitted with a mains shower with glazed screen, a vanity washbasin with monobloc tap and a low-level w/c. Chrome ladder, towel radiator, illuminated mirror, downlighting and extractor fan.

Bedroom Four
13'1" max x 8'10" max (4.0 max x 2.7 max)
Last, but by no means, least is this fourth double bedroom enjoying the superb, long distance, countryside views to the front elevation. Benefitting from mirrored, fitted wardrobes. Carpeting and traditional style radiator.

Bathroom
A superbly appointed, fully tiled, four-piece house bathroom comprising a freestanding deep fill bath with floor mounted mixer tap and hand-held shower attachment, a corner shower cubicle with mains shower and glazed door, a vanity washbasin with monobloc tap and a low-level w/c. Chrome, ladder, towel radiator, downlighting with dimmer control and extractor fan. Illuminated mirrored wall cabinet.

OUTSIDE

Garden
To the front of the property one finds an area of astro-turf, whilst to the rear is a very private garden, which enjoys a good-sized, block paved patio with room for outdoor furniture and a level garden area, laid with low-maintenance astro-turf. A timber garden shed provides useful storage. Fencing maintains privacy.

Driveway & Parking
A block paved driveway provides parking for several vehicles. Electric charging point.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast 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.

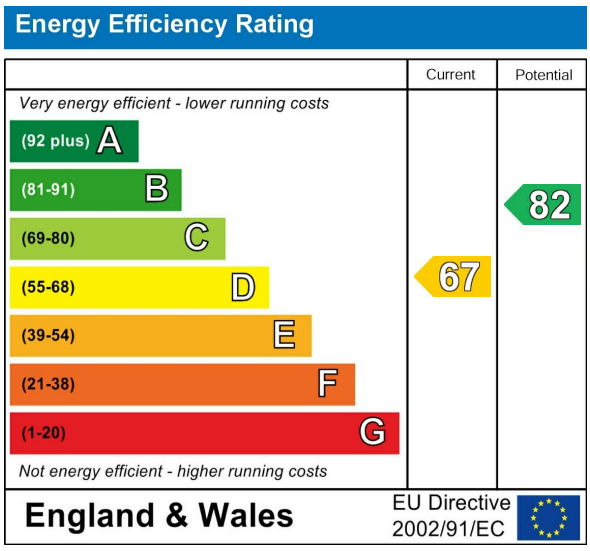






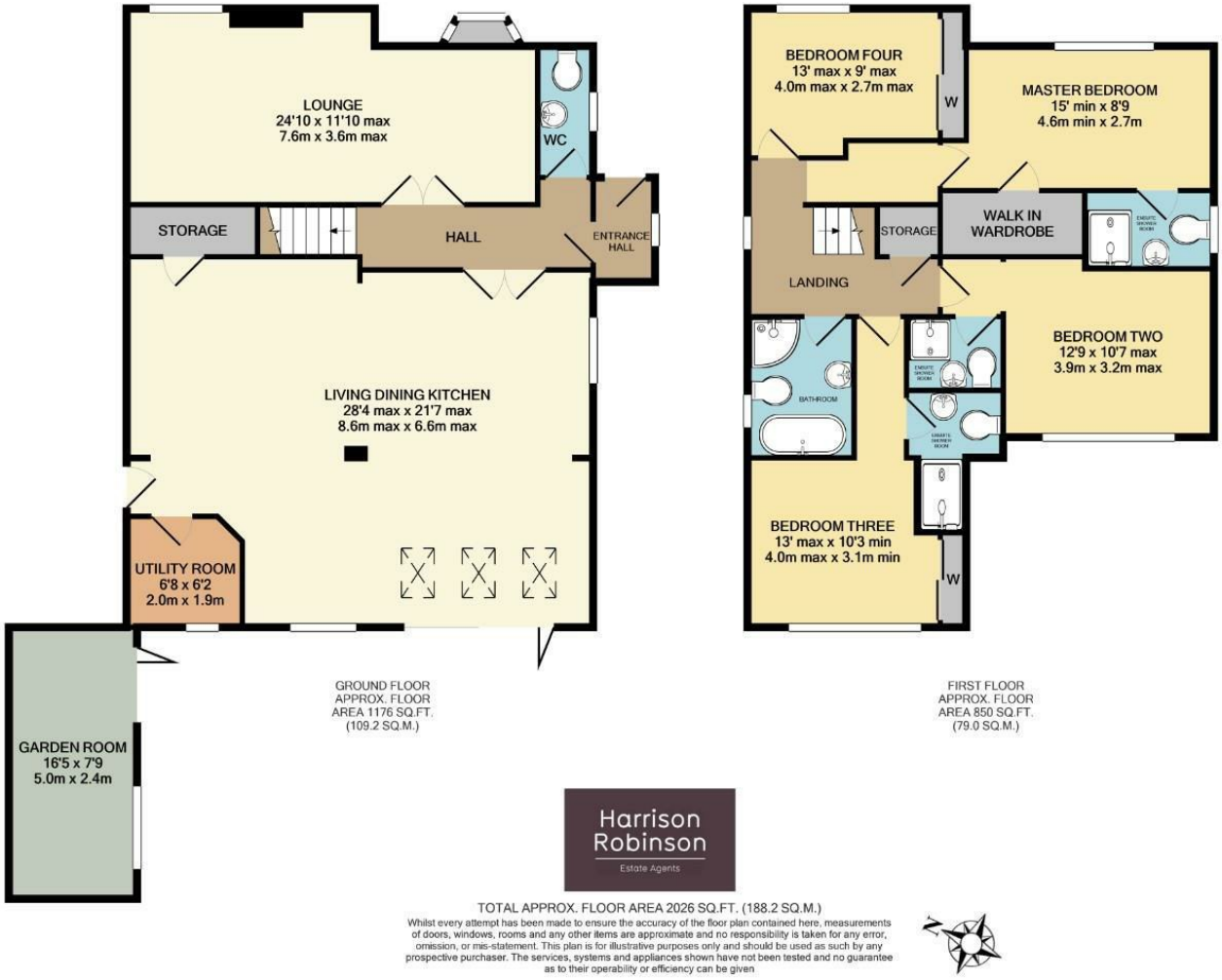


- Extended Four Double Bedroom Detached Family Home
- Stunning Living Dining Kitchen With Bi-Folds
- Master Bedroom En-Suite With Walk In Wardrobe
- Two Further Double Bedrooms En Suite & Four-Piece House Bathroom
- Immaculate Presentation In A Fabulous Contemporary Style
- Detached Garden Room With Heating
- Delightful Countryside Views
- Private Garden & Patio & Driveway Parking
- Very Close Walking Distance From Excellent Primary School & Train Station
- Council Tax Band D









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