Harrison Robinson

Estate Agents

3 Greenholme Close, Burley in Wharfedale, LS29 7RN

£560,000

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GROUND FLOOR

Entrance Porch
A half glazed, composite entrance door opens into a useful porch area with solid wood flooring and large, double glazed window to the front elevation. This is the ideal spot to kick off shoes and boots after a walk in the surrounding countryside. A wood panelled door gives access to the:

Lounge
16'4" x 13'5" (5.0 x 4.1)
A welcoming, spacious sitting room where one's eyes are drawn to a multifuel stove sitting on a slate hearth. Solid oak flooring, double glazed window to the front elevation with attractive shutters allowing lots of natural light to flood in, coving, grey, contemporary, vertical radiator, under stairs storage cupboard. Half glazed, wood panelled doors lead into the family room/snug and breakfast kitchen.

Family Room
16'8" x 7'10" (5.1 x 2.4)
A great, dual aspect reception room with solid wood flooring and radiator, currently arranged as a snug / home office. A large, double glazed window to the front with shutters affords views down the cul de sac and a further double glazed window adds to the light and airy feel. Downlighting, radiator.

Breakfast Kitchen
20'4" x 9'2" (6.2 x 2.8)
The impressive dining kitchen is fitted with high gloss cream wall and base units and drawers, undercabinet lighting, granite worksurfaces and upstands, and an integrated granite dining table. Appliances include a Smeg oven, separate microwave oven and grill, induction hob with extractor hood, fridge freezer, dishwasher and wine cooler. A one-and-a-half-bowl stainless steel sink with chrome mixer tap sits beneath a double-glazed window overlooking the rear garden. Large stone-effect floor tiles, underfloor heating and downlighting. Open into the:

Garden Room
10'5" x 7'10" (3.2 x 2.4)
A generous, additional living space with double-glazed windows and patio doors opening onto the patio. Stone-effect floor tiling continues with underfloor heating and lighting, creating an inviting setting for morning coffee, evening drinks or relaxed dining with family and friends.

Utility Room
4'11" x 4'11" (1.5 x 1.5)
Accessed from the kitchen, the utility room provides space and plumbing for a washing machine and tumble dryer, a wood-effect laminate worktop and cream high-gloss wall cupboards. A half-glazed uPVC stable door opens to the side garden, while a wood-panelled door leads to the cloakroom/ W.C. Downlighting.

Cloakroom / W.C.
Fully tiled in attractive travertine, with a low-level W.C. and wall hung handbasin featuring a Hansgrohe chrome mixer tap. Further details include an obscure double-glazed rear window, downlighting, chrome, ladder-style, heated towel rail and fitted wall mirror.

FIRST FLOOR

Landing
Carpeted stairs with an oak spindle balustrade lead to the first-floor landing. White panelled doors lead to four bedrooms, the immaculate house bathroom and a useful storage cupboard. A hatch with pull-down, fitted ladder gives access to the partly boarded loft, which houses the boiler.

Master Bedroom
17'0" x 8'6" (5.2 x 2.6)
A spacious, light-filled double bedroom with solid oak flooring and a front-facing double-glazed window with wooden shutters and with contemporary radiator beneath. Beautiful bespoke fitted furniture has recently been added. Door to:

En Suite Shower Room
A beautifully appointed shower room with low-level W.C., handbasin with Hansgrohe mixer tap set above dark wood drawers, and a separate shower enclosure with Hansgrohe drench shower, additional attachment and sliding glazed door. Travertine floor and wall tiling, downlighting, extractor, fitted mirror, obscure double-glazed rear window and chrome, ladder-style radiator.

Bedroom Two
9'6" x 8'6" (2.9 x 2.6)
A further double bedroom to the front of the house with solid oak flooring, fitted wardrobe, radiator and double-glazed window with wooden shutters. Door into:

En Suite Shower Room
An adjoining shower room is immaculately presented with a low-level WC, wall-hung basin with Hansgrohe mixer tap and shower enclosure with Hansgrohe drench shower and additional attachment. Travertine floor and wall tiling, tall mirrored vanity cupboard, downlighting, white ladder-style radiator and obscure double-glazed side window. Door into:

Bedroom Three
9'10" x 8'10" (3.0 x 2.7)
A double bedroom to the rear elevation with a double-glazed window with wooden shutters overlooking the garden offering glimpses of the moor. Features include floor-to-ceiling, cream fitted wardrobes, a white, ladder-style radiator and solid oak flooring.

Bedroom Four
7'6" x 5'10" (2.3 x 1.8)
A single bedroom to the front elevation with solid oak flooring, fitted wardrobes and cupboards, and a white, ladder style radiator. The double glazed window with wooden shutters overlooks the quiet cul-de-sac.

Bathroom
Fitted with a low-level W.C., large handbasin set over white, high gloss drawers with Hansgrohe mixer tap, and a panelled bath with Hansgrohe thermostatic shower, mixer tap and large glass screen. Natural stone floor and wall tiling, chrome, ladder-style, heated towel rail, downlighting, fitted mirror and obscure, double-glazed rear window.

OUTSIDE

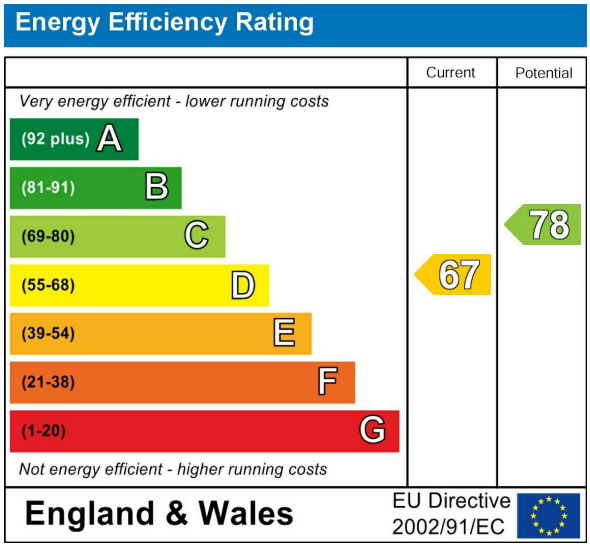
Driveway Parking
A tarmac driveway provides parking for two vehicles, alongside a level lawn framed by well maintained hedging and a mature tree.

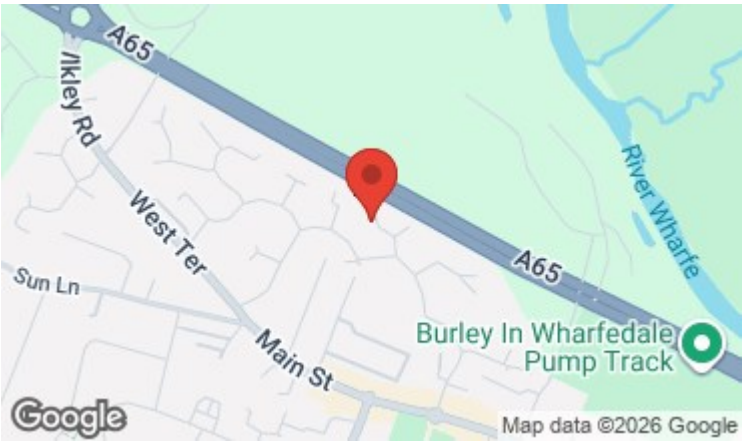
Garden
Paved and slate paths with secure wooden gates provide access along both sides of the house. The west facing rear garden offers a generous level lawn and paved patio, ideal for al fresco entertaining and afternoon and evening sun. Smart fencing, mature borders, a log store and a gated bin area complete this attractive, family friendly garden.

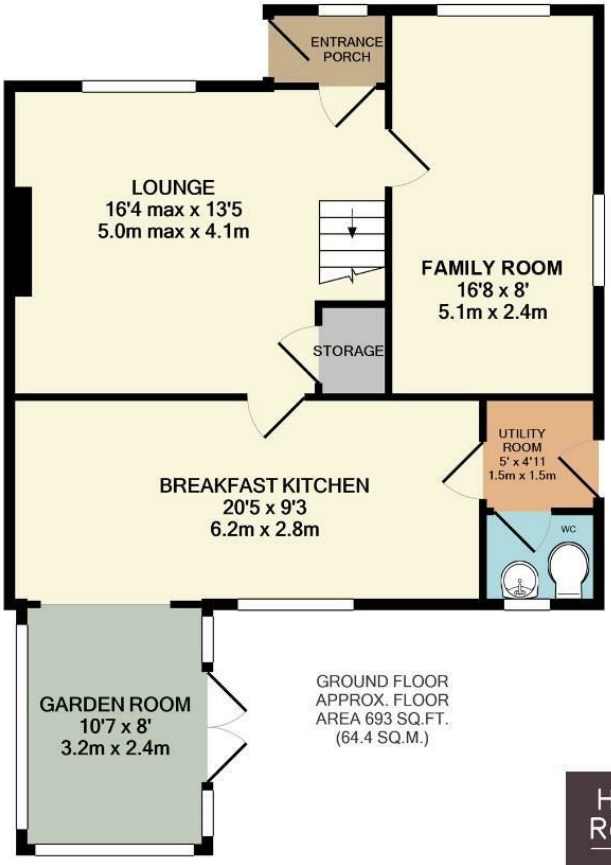
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Full Fibre Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

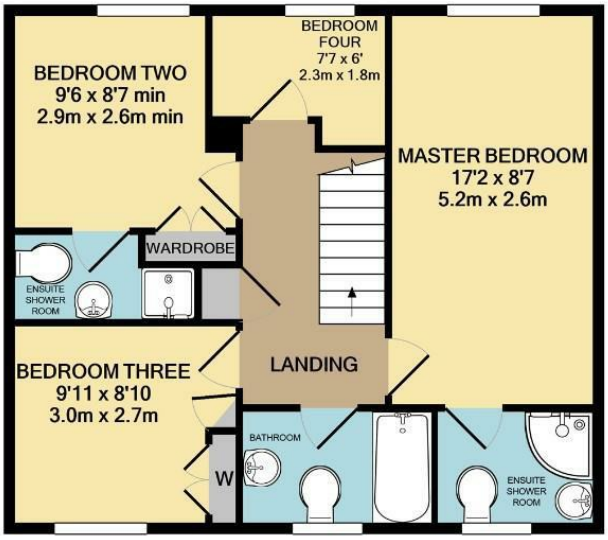
- ***NO ONWARD CHAIN***
- Immaculate Four Bed Detached House In A Cul De Sac Setting
- Three Reception Rooms
- Immaculately Presented Spacious Dining Kitchen
- Comfortable Lounge with Multifuel Stove
- Two En Suite Bedrooms Plus House Bathroom
- West Facing Level Rear Garden
- Driveway Parking for Two Cars With EV Charger
- Walking Distance To Village Amenities, Schools And Train Station
- Council Tax Band E







GROUND FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 565 SQ.FT.
(52.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.9 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.

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