Harrison Robinson

Estate Agents

69A Main Street, Burley in Wharfedale, LS29 7DG

Guide Price £285,000

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GROUND FLOOR

Entrance Hall
A uPVC entrance door opens into a small hall with doors opening into the lounge and kitchen. A carpeted staircase leads to the first floor of the property, a double glazed window to the side elevation allows natural light.

Lounge / Dining Room
19'4" x 10'9" (5.9 x 3.3)
A good sized room with double glazed windows to both front and rear, carpeted flooring and radiator. Door into:

Kitchen
14'5" x 12'1" (4.4 x 3.7)
With a range of fitted cupboards and drawers with laminate worksurfaces and tiling to splashbacks. Stainless steel sink and two drainers with mixer tap beneath a double glazed window to the rear. Vinyl flooring, radiator, uPVC door to side elevation leading out to the garden.

FIRST FLOOR

Landing
A carpeted staircase leads to the first floor landing, where doors open into two bedrooms and the three-piece house bathroom. Double glazed window to the side of the property.

Bedroom One
14'1" x 8'10" (4.3 x 2.7)
A double bedroom to the front of the house with carpeted flooring, radiator and double glazed window. Fitted wardrobes.

Bedroom Two
10'5" x 10'2" (3.2 x 3.1)
A second bedroom to the rear of the property with carpeted flooring, double glazed window and radiator. Fitted wardrobe.

Bathroom
A three-piece bathroom with low level W.C., pedestal handbasin and panel bath. Obscure double glazed window, laminate flooring.

OUTSIDE

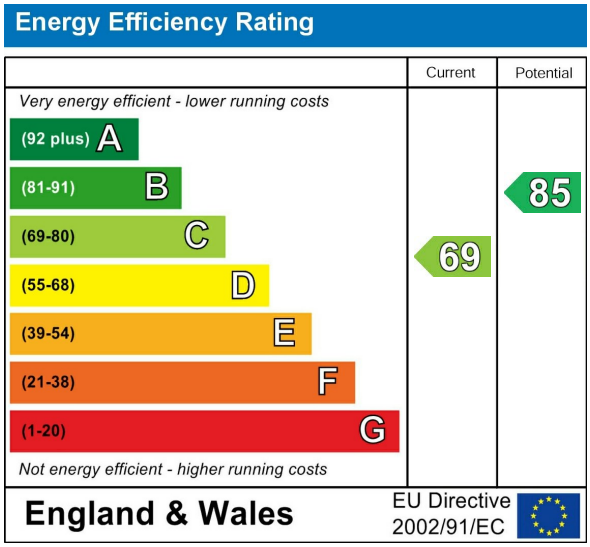
Gardens
The property is well set back from the road behind smart hedging and low stone walling with a well stocked front garden with a range of shrubs, plants and lawned area. A pathway leads to the entrance door and a paved pathway leads round to the rear, where one finds a level lawn bound by smart fencing. A gate leads out to the rear.

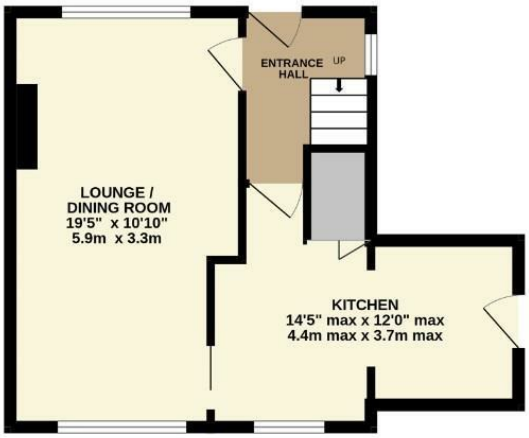
Garage
20'0" x 9'10" (6.1 x 3.0)
A separate, single garage with up and over.

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.

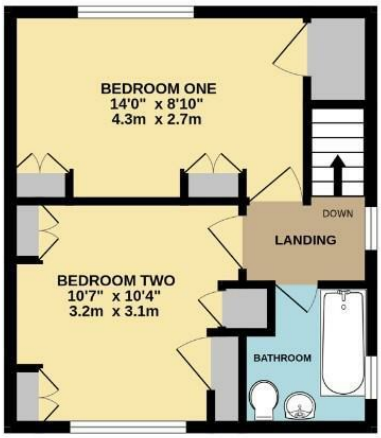
Tel: 01943 968 086

- ***No Onward Chain***
- Two Bedroom Semi Detached House
- Now In Need Of A Degree Of Modernisation
- Spacious Lounge With Windows To Front And Rear
- Kitchen With Access To The Garden
- Gardens To Both Front And Rear
- Single Garage
- Convenient Central Village Location
- Walking Distance To Train Station And Schools
- Council Tax Band A

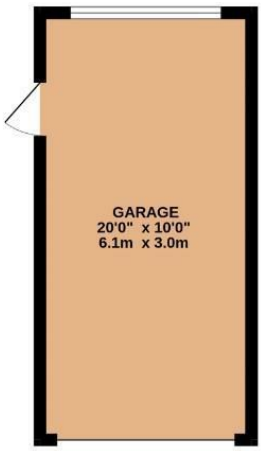




GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



FIRST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 706 SQ.FT. (65.6 SQ.M.)

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.

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