

# Harrison Robinson

Estate Agents



**2 King Edward Terrace, Burley in Wharfedale, LS29 7DL**

**Guide Price £395,000**

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## Guide Price £395,000



### GROUND FLOOR

#### Dining Kitchen

13'5" x 12'5" (4.1 x 3.8)

A beautifully presented, spacious dining kitchen fitted with a range of navy cabinetry with brass doorknobs and cup handles, quartz worksurfaces and upstands and a range of integrated appliances including dishwasher, washer dryer, undercounter fridge and freezer and range cooker with five ring gas hob set in a chimney breast with attractive, herringbone style tiling to splashback and extractor over. Inset, Belfast style sink with traditional style brass mixer tap beneath a tall, double glazed window with plantation shutters enjoying a delightful view across to the village church. Large floor tiles with underfloor heating, vertical radiator, pendant lighting, recessed ceiling lights. There is ample room for a family dining table making this a most sociable room. There is a useful, understairs cupboard providing ample storage for coats, shoes and boots with a double glazed window to the front of the property allowing light. A part glazed door opens to:

#### Lounge

12'5" x 12'1" (3.8 x 3.7)

A lovely, comfortable dual aspect lounge with carpeted flooring, radiator and log burning stove set on a slate hearth. Fitted cupboard and shelving to one alcove and a delightful aspect over the rear garden this is a lovely room in which to relax. Door into:

#### Hall

With a solid timber door with stained glass pane and transom light opening into a welcoming hall with attractive floor tiling, radiator and door opening into the lounge. A carpeted staircase with handrail leads to the first floor of the property.

### FIRST FLOOR

#### Landing

A carpeted staircase with wooden handrail and timber balustrading leads to the first floor of the property. A double glazed window to the front allows natural light, doors open into two bedrooms, a home office and the house bathroom. A staircase leads to the master bedroom on the second floor. Carpeted flooring, radiator.

#### Bedroom Two

9'6" x 9'10" (2.9 x 3)

A good sized single bedroom with carpeted flooring, traditional style radiator and tall, double glazed window to the front of the house enjoying lovely views across to the moor. Wall panelling to half height, floor to ceiling fitted wardrobes and drawers.

#### Bedroom Three

12'5" x 9'10" (3.8 x 3)

A good sized double bedroom with two, double glazed windows enjoying delightful views over the rear garden and the field beyond, with carpeted flooring, radiator and floor ceiling fitted wardrobe.

#### Study

Created by adding a partition wall to bedroom two, a most useful home office with carpeted flooring, radiator, wall shelving and cupboards. Benefitting from a hard wired Ethernet connection.

#### Bathroom

Very well presented with low-level WC., pedestal handbasin with chrome mixer tap and P-shaped bath with thermostatic shower, curved glazed screen and attractive neutral wall and floor tiling. Vertical radiator, wall mounted vanity cupboard, tall, double glazed window with fitted blind.

### SECOND FLOOR

#### Master Bedroom

18'4" x 15'8" (5.6 x 4.8)

A carpeted staircase with timber handrail leads to the master bedroom, which is particularly generous, with carpeted flooring, radiator, fitted wardrobes with ample undereaves storage behind and fitted drawers and shelving to the front elevation. A large Velux allows natural light and enjoys beautiful views over village rooftops across to the moor. Door into:

#### En Suite Shower Room

A large ensuite shower room with low-level WC, pedestal handbasin with chrome mixer tap and tiled splashback and corner shower cubicle with thermostatic shower, curved glazed doors and slate effect wall tiling. Complementary floor tiles, grey radiator, recessed ceiling light, extractor.

### OUTSIDE

#### Garden

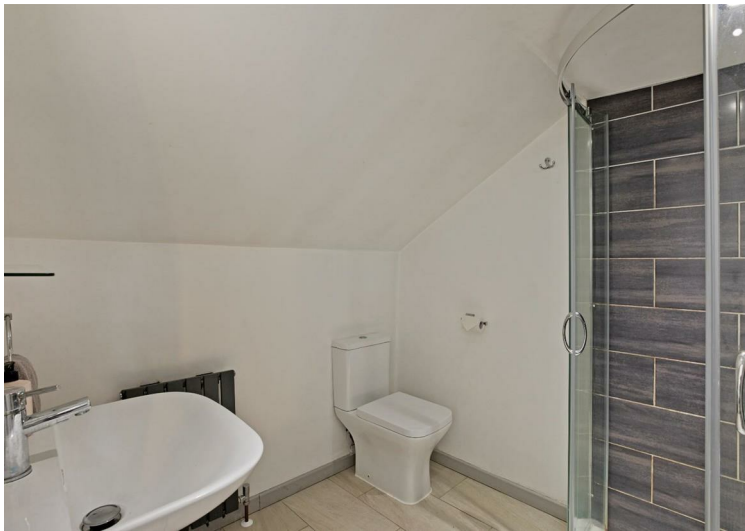
The property benefits from a beautiful, long rear garden with an array of mature shrubs, flowers and trees with hedging maintaining privacy and a timber shed providing storage. A wooden gate gives access to the quiet lane to the side of the property with a pathway to the rear entrance door. There is the potential to create off-road parking, if desired (STPC). Please note there is access across to the garden to the neighbouring property. To the front the property enjoys a small courtyard garden with space for a bistro set and flowering pots, which also benefits from three, stone built external stores with power providing further storage. Outdoor power socket, hot and cold water taps.

#### Parking

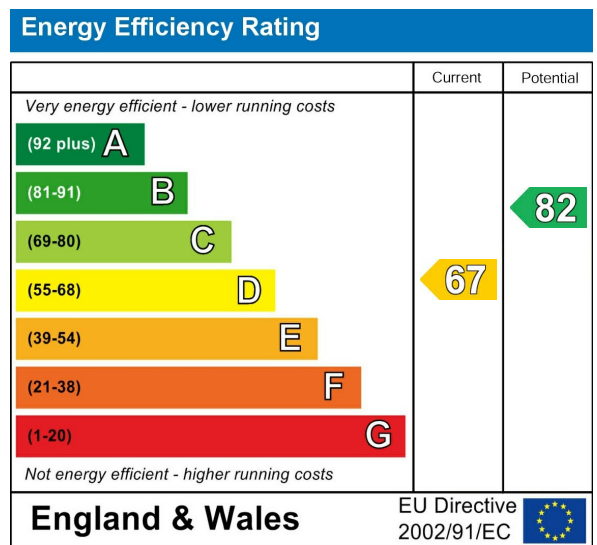
Parking is available on the road adjacent, and as mentioned previously, there is the possibility of creating off-road parking in the rear garden, if desired and subject to the necessary planning consent.

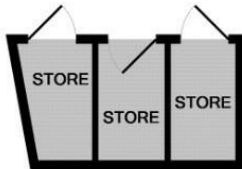
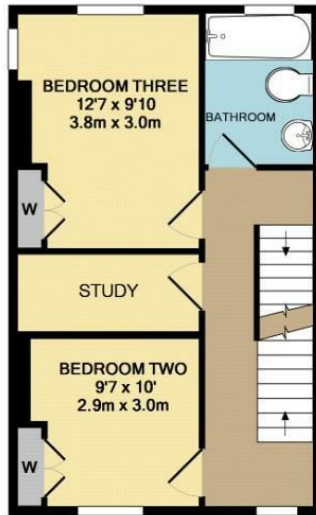
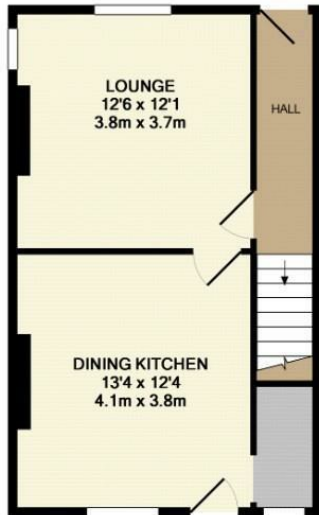
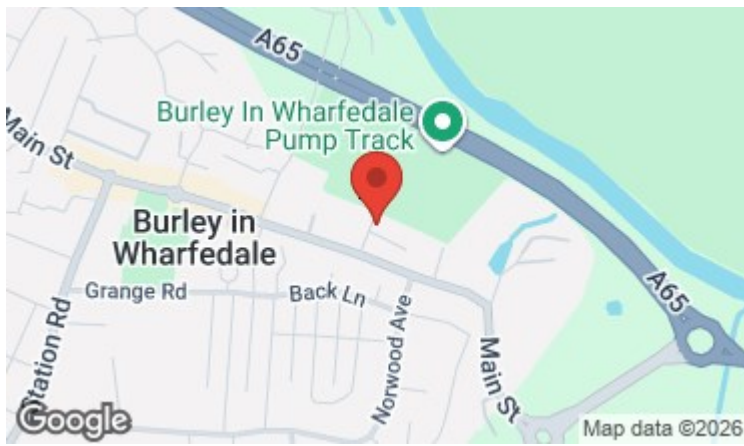
### UTILITIES AND SERVICES

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.



- Delightful Three Bedroom End Terraced House
- Beautiful Spacious Dining Kitchen
- Lounge With Log Burning Stove
- Master Bedroom With En Suite Shower Room
- Useful Home Office
- Good Sized Rear Garden
- Additional Courtyard Garden With External Stores
- Convenient Central Village Location
- Walking Distance To Train Station And Schools
- Council Tax Band D





GROUND FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 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.



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