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Guide Price £415,000

10 Menston Old Lane, Burley in Wharfedale, LS29 7QQ



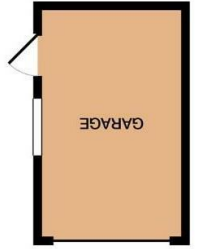
Estate Agents

Harrison  
Robinson

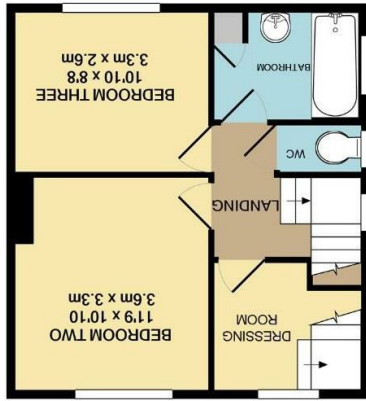
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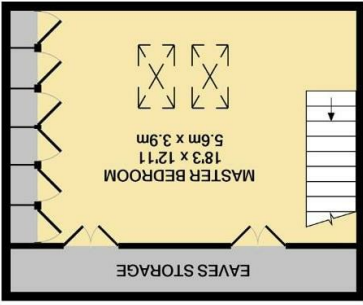
TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1124 SQ.FT. (104.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



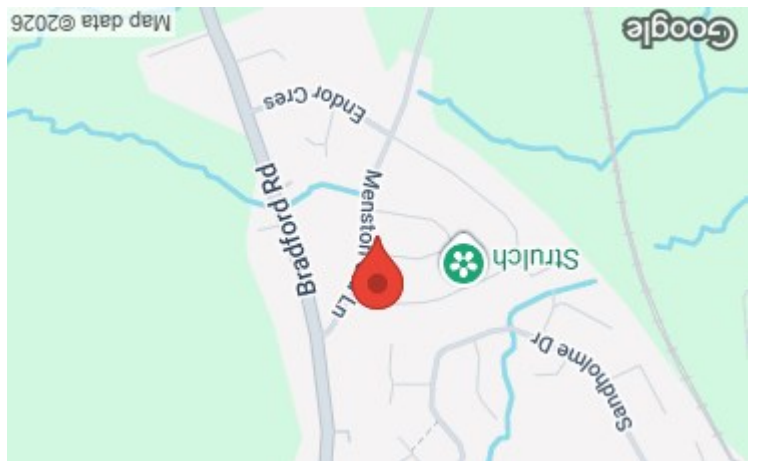
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 430 SQ.FT.  
 (39.9 SQ.M.)



FIRST FLOOR  
 APPROX. FLOOR  
 AREA 395 SQ.FT.  
 (36.7 SQ.M.)



SECOND FLOOR  
 APPROX. FLOOR  
 AREA 300 SQ.FT.  
 (27.9 SQ.M.)



# 10 Menston Old Lane, Burley in Wharfedale, LS29 7QQ

## Guide Price £415,000



### GROUND FLOOR

#### Entrance Hall

A solid, wood door with attractive, glazed panel opens into a welcoming hallway with a double glazed window to the side elevation allowing lots of natural light to flood in. LVT flooring, radiator, picture rail, cupboard housing the consumer unit. Plenty of space for hanging coats and storing shoes. A return, carpeted staircase with timber balustrading leads to the first floor landing.

#### Lounge/Dining Room

20'11" x 12'5" (6.4 x 3.8)

A lovely, light and airy room with double glazed windows overlooking both the front and rear gardens allowing sunlight to flood in throughout the day. One's eyes are immediately drawn to an attractive, brick fireplace with slate hearth housing a log burning stove. There is ample room for a dining table and one can imagine many happy times entertaining friends and family. Newly carpeted flooring, two radiators, picture rail and coving.

#### Kitchen

11'9" x 11'1" (3.6 x 3.4)

A recently fitted, modern kitchen with a range of cream base and wall units, including deep drawers and a glass fronted cupboard with downlighting, with black handles and solid wood worksurfaces. Recently tiled splashbacks. Integrated appliances include electric oven, dishwasher and a four ring gas hob with new extractor over. A one and half bowl, ceramic sink with hose style mixer tap sits beneath the double glazed window overlooking the rear garden. Very useful, recessed pantry with shelving and obscure glazed window. Attractive, recently tiled flooring, chrome sockets, radiator. A solid, wooden door with glazed panel leads out to the block paved driveway to the side of the house.

#### Landing

Return stairs with carpet runner and timber balustrading lead up to the first floor landing, where white panelled doors open into two double bedrooms, a contemporary bathroom, separate W.C. and a further, small landing area, arranged as a dressing room, which gives access to the second floor master bedroom. A double glazed window on the stairs to the side elevation allows natural light to flood in.

#### Bedroom Two

11'9" x 10'9" (3.6 x 3.3)

A good sized, double bedroom to the front of the property with a double glazed window having a lovely aspect over the front garden and affording long distance, countryside views. Carpeted flooring, radiator, wall panelling.

#### Bedroom Three

10'9" x 8'6" (3.3 x 2.6)

A further, double bedroom with double glazed window to the rear elevation affording beautiful, far reaching views of Ilkley Moor. Carpeted flooring, radiator.

#### Bathroom

A contemporary styled bathroom comprising of a bath with chrome, mixer

tap, Grohe, thermostatic drench shower with additional shower attachment and folding, glazed screen. Large, rectangular, ceramic handbasin with chrome mixer tap with two, deep, white, high gloss drawers beneath providing useful storage and an illuminated mirror over. Attractive, driftwood effect, ceramic wall tiling complementing large, white wall tiling to one wall. Grey, slate effect, vinyl flooring. White, ladder style, heated, towel rail, floor to ceiling fitted, wooden cupboard. Obscure, double glazed window to the side elevation.

#### Separate W.C.

Fitted with a low level W.C, with a cleverly installed handbasin over with chrome mixer tap. Double glazed window with obscure glass to the side elevation, attractive, driftwood effect, ceramic wall tiling, slate effect, vinyl flooring.

#### Dressing Room

A door from the first floor landing opens into a carpeted area to the front of the house with double glazed window overlooking the front garden which gives access to the second floor bedroom via a carpeted staircase. Currently arranged as a dressing room this could work equally well as a home office.

#### Master Bedroom

18'4" x 12'9" (5.6 x 3.9)

A return, carpeted staircase leads up to a great sized double bedroom with double glazed side window and two, large, recently fitted Veluxes with fitted blinds affording beautiful, long distance views to the moor. What a view to wake up to! High quality fitted wardrobes, plenty of undereaves storage, carpeted flooring, radiator, recessed spotlights.

### OUTSIDE

#### Gardens

To the rear of the property one finds a quiet, private garden with level lawn and mature borders with flowering plants and shrubs, flanked by smart fencing and timber gate, maintaining privacy and security. A flagged patio provides a seating area, where one can sit and enjoy the afternoon and evening sunshine. This is a real suntrap and the ideal garden for pottering. To the front of the house there is a pretty, sunny, fore garden with level lawn behind picket fencing and neat hedging. A paved area beneath the lounge window is the ideal spot for a bench where one can enjoy a morning coffee in the sunshine.

#### Driveway Parking

A block paved driveway with fence to one side provides parking for up to three vehicles and an outside store houses the gas central heating boiler.

#### Single Garage

With up and over door, side window and timber side door, providing excellent storage. Power and lighting.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.



- Three Bed Semi Detached House
- Smartly Presented Throughout
- Recently Upgraded Kitchen And Contemporary Bathroom
- Front and Rear Lawned Gardens
- Driveway Parking For Three Vehicles
- Single Garage With Power And Lighting.
- Close to Village Amenities, Excellent Schools And Train Station
- Beautiful Countryside Views
- Council Tax Band D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	