

# Harrison Robinson

Estate Agents



**26 Ron Lawton Crescent, Burley in Wharfedale, LS29 7ST**

**Guide Price £555,000**

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# 26 Ron Lawton Crescent, Burley in Wharfedale, LS29 7ST

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### GROUND FLOOR

#### Reception Hall

A covered, timber entrance door opens into a spacious reception hall with tiled flooring and radiator, where doors lead into bedroom four/family room, the store/gym, utility room and shower room. A deep understairs cupboard provides excellent storage. A return carpeted staircase with white timber balustrading leads to the upper floors.

#### Bedroom Four / Office / Family Room

10'11" x 9'6" (3.35 x 2.90)

A lovely sunny room, which is most flexible in use, with double glazed patio doors leading out to the rear garden. Continuation of the tiled flooring, radiator. This could work as bedroom four, a home office or snug.

#### Gym

10'11" x 9'5" (3.35 x 2.89)

The current owners have erected a stud wall in the garage to create a home gym retaining a storage area to the front of the property. This could be removed, of course, to reinstate a full-size garage with electric door, if preferred.

#### Utility Room

9'6" x 8'7" (2.92 x 2.64)

A large utility room with a range of pale wood effect fitted cabinetry with stainless steel handles beneath a worksurface with space and plumbing for a washing machine and tumble dryer. Stainless steel sink and drainer with chrome tap and tiled splashback, continuation of the tiled flooring, radiator. A half glazed timber door leads out to the rear garden.

#### WC Shower Room

A spacious room with low-level W.C., pedestal handbasin with chrome taps, tiled splashback and wall mirror and shower cubicle with thermostatic shower, neutral wall tiles and sliding glazed doors. Continuation of the tiled flooring, radiator, obscure double glazed window, extractor.

### FIRST FLOOR

#### Landing

A return carpeted staircase with white timber balustrading leads to the first floor of the property where doors open into the dining kitchen, lounge, and snug.

#### Lounge

16'11" x 13'1" (5.18 x 4.01)

Beautifully presented, enjoying a good amount of natural light, with double glazed patio doors leading out to a delightful balcony to the rear. Laminate flooring, radiator, recessed media wall with space for a large, wall mounted TV.

#### Balcony

A lovely sunny balcony to the rear of the property with metal railings, decking and space for outdoor furniture and flowering pots.

#### Dining Kitchen

24'10" x 11'1" (7.57 x 3.40)

A good sized dining kitchen fitted with a range of pale wood effect base and wall units with stainless steel handles, complementary worksurfaces and neutral tiling to splashbacks. Integrated appliances include fridge freezer, dishwasher, four ring gas hob with stainless steel extractor over and stainless steel splashback and electric oven and grill. There is ample room for a large family dining table, two sets of patio doors with Juliet balconies, plus an additional window, allow an abundance of natural light with glimpses of countryside in the distance. Laminate flooring, two radiators, recessed spotlights.

#### Snug

9'9" x 8'4" (2.99 x 2.56)

A second reception room, arranged as a snug, which would work equally well as a playroom or home office, if needed. Laminate flooring, radiator, double glazed window to rear.

### SECOND FLOOR

#### Landing

A second, return staircase with white timber balustrading leads to the second floor of the property where doors open into three bedrooms, the master benefiting from an ensuite, and the house bathroom. Carpeted flooring, recessed cupboard with shelving housing the hot water tank. A hatch gives access to the roof space, where one could potentially extend further, as other neighbouring properties have done.

#### Master Bedroom

16'4" x 11'6" (4.98 x 3.51)

A generously proportioned double bedroom to the front of the house with two double glazed windows enjoying delightful, far reaching views. Laminate flooring and radiator. Fitted wardrobes, ample room for bedroom furniture. Door into:

#### En Suite Shower Room

With low-level W.C., pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic shower, glazed doors and neutral wall tiling. Laminate flooring, radiator, extractor.

#### Bedroom Two

13'1" x 11'8" (4.01 x 3.56)

A second, spacious double bedroom with laminate flooring, radiator, double glazed window to rear and fitted wardrobe.

#### Bedroom Three

9'8" x 9'6" (2.97 x 2.90)

A third, smaller double bedroom with laminate flooring, radiator and fitted wardrobe. A double glazed window to the rear enjoys a lovely view over the garden.

#### Bathroom

A good sized, four-piece house bathroom with low-level W.C., pedestal handbasin with chrome mixer tap with wall mirror over, and panel bath with chrome taps. Separate corner shower cubicle with thermostatic shower, glazed door and wall tiling continuing to half height in the rest of the room. Laminate flooring, chrome, ladder style, heated towel rail, radiator, extractor. Obscure, double glazed window to front elevation.

### NOTES

There is an annual service charge of £362 for the maintenance of the communal areas at the Scalebor development.

### OUTSIDE

#### Garage Store

9'11" x 7'4" (3.04 x 2.26)

With electric door providing storage for bikes etc.

#### Garden

The property benefits from a lovely rear garden with spacious patio area perfect for outdoor furniture and entertaining and a good sized area of level lawn with mature shrubs and trees to borders. Fencing maintains privacy.

#### Driveway Parking

A block paved driveway to the front of the property provides side by side parking for two vehicles.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

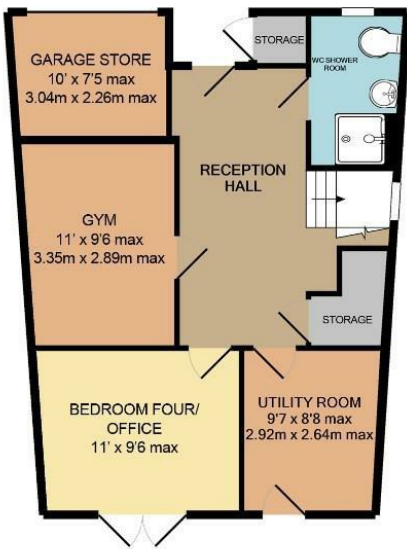
There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

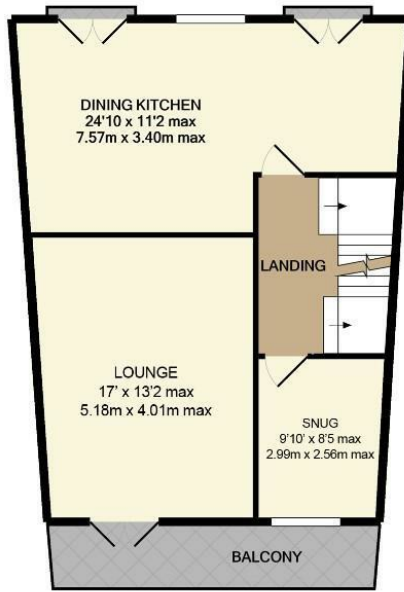


- \*\*\*No Onward Chain\*\*\*
- Well Presented Four Bedroom Mid Townhouse
- Spacious Dining Kitchen With Far Reaching Views
- Master Bedroom With En Suite Shower Room
- Ground Floor Shower Room
- Level Lawned Garden
- Driveway Parking For Two Vehicles
- Integral Garage / Gym
- Walking Distance To Schools And Train Station
- Council Tax Band E

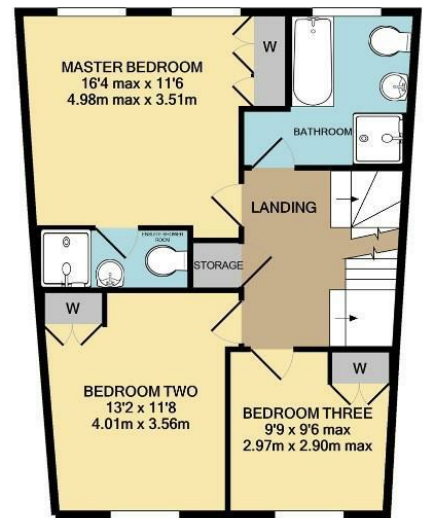
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.2 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1831 SQ.FT. (170.1 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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