Harrison Robinson

Estate Agents



3a Mansfield Road, Burley in Wharfedale, LS29 7LQ

£579,950

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GROUND FLOOR

Reception Hall
A pathway leads to a smart, composite entrance door with contemporary, leaded, glazed panels and two side windows opening into a bright and spacious hallway with room for several items of furniture. This is a wonderful environment in which to greet friends and family. Amtico, tile effect flooring, radiator with cover and useful under stairs storage. A carpeted, return staircase with painted, timber balustrade leads to the first floor. A large window to the half landing allows the natural light to flood in.

Living Dining Kitchen
23'11" x 15'8" (7.3 x 4.8)
This is a lovely, spacious living dining kitchen - the true heart of this home. Fitted with a contemporary style kitchen with white, timber fronted base and wall units providing plentiful storage and incorporating a full complement of AEG integrated appliances to include a stainless-steel, double oven, a dishwasher, a black, ceramic, induction hob with stylish, stainless-steel extractor over, a a microwave, a washing machine and fridge/freezer. Complementary, mid-grey, quartz worksurfaces and upstands incorporate a Franke inset stainless-steel, one and a half bowl sink with mixer tap over. A cupboard houses the Ideal central heating boiler. An oak door opens into a large, storage cupboard. The quartz work surface has been extended to create a breakfast bar with space for four - perfect for a quick bite on the go. For family meals,there is ample space for a large, dining table, for everyone to get together. Two graphite grey, contemporary radiators. Coving to the living dining area. Amtico, wood effect flooring continues into the living dining area. Natural light floods in through French doors giving access to a the charming, rear patio and garden beyond.

Lounge
12'9" x 12'9" (3.9 x 3.9)
A good-sized sitting room to the front elevation has a large window overlooking the lovely, private, west facing, front garden. A contemporary style, marble fireplace incorporating an enclosed log effect fire is a lovely, focal point and useful shelving is positioned in both alcoves. Solid, oak flooring enhances the contemporary feel. Coving, recess for TV and designer style radiator.

W.C.
A good-sized, stylish cloakroom with low-level w/c and wall hung basin with chrome monobloc tap. Amtico flooring, radiator and extractor fan.

FIRST FLOOR

Landing
A return staircase leads up to a generous, carpeted landing. Radiator with cover.

Master Bedroom
11'9" x 11'9" (3.6 x 3.6)
This is a fabulous, elegant and spacious master suite, a true haven of peace and calm with stylish, contemporary, fitted wardrobes, fitted bedside tables with wall lights above and
separate dressing area with fitted dressing table. A large window to the front elevation affords beautiful, far reaching, countryside views. Carpeted flooring and radiator.

En Suite Shower Room
The dressing area leads into the recently updated en-suite shower room with large, walk-in shower with thermostatic shower, pedestal handbasin with mixer tap and low-level W.C. Wood effect, LVT flooring, chrome, ladder, towel radiator, extractor fan.

Bedroom Two
11'9" x 11'1" (3.6 x 3.4)
A large, double bedroom to the rear elevation with a pleasant aspect over the garden. Fitted wardrobes, carpeted flooring and radiator.

Bedroom Three
10'5" x 8'2" (3.2 x 2.5)
A further, charming, double bedroom to the rear elevation with aspects over the garden. Radiator and carpeted flooring.

Bathroom
A spacious, modern house bathroom comprising of a large, deep bath with central mixer taps, thermostatic shower over with glazed shower screen, pedestal basin with mixer tap and a low-level w/c. Chrome, ladder, towel radiator, downlighting, extractor fan and shaver point.A large window with obscure glazing makes for a bright atmosphere. Ceramic tiling to the walls and flooring. A spacious cupboard creates a useful storage area.

SECOND FLOOR

Landing
A return, carpeted staircase leads up to a carpeted landing with Velux window affording ample natural light and access to various areas of under eaves storage. This home is not short of storage!

Bedroom Four
17'4" x 11'9" (5.3 x 3.6)
A loft conversion has created a superb, double bedroom with four Velux windows affording stunning views up to the moors and across the Wharfe Valley. This would make a tremendous room for a teenager or indeed be a lovely guest bedroom. Bespoke, fitted wardrobes, laminate flooring and two radiators.

OUTSIDE

Home Office / Gym
The double garage has been converted into a garage store and a separate room, which is currently used as a home office but could serve a variety of uses including that of a home gym. Laminate flooring and power.

Garage / Store
A spacious garage store - useful for bicycles etc. The garage door has been retained to the front in case there is a desire to revert back to a double garage in the future.

Garden
The property stands well back on its plot, with a level lawned area to the front. Privacy is maintained by tall beech hedging and timber fencing. There is also a lovely patio to the front where one can enjoy the afternoon and evening sun. The landscaped, south east facing, rear garden is an absolute delight with areas of lawn, pathways and a block paved patio, A decking construction
has created a most charming outdoor relaxing area where one can sit and relax. This is an ideal environment for al fresco entertaining.

Shared Driveway & Parking
A shared driveway leads to the garage, with space in front providing an area to park. There are also two private parking spaces to the front of the property.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Superfast 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.

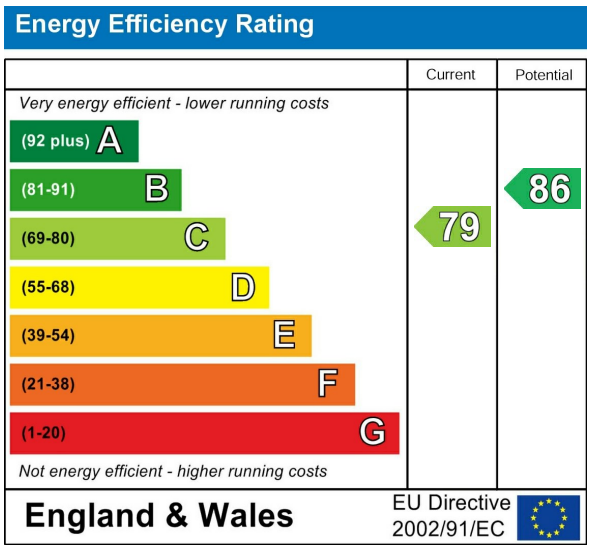


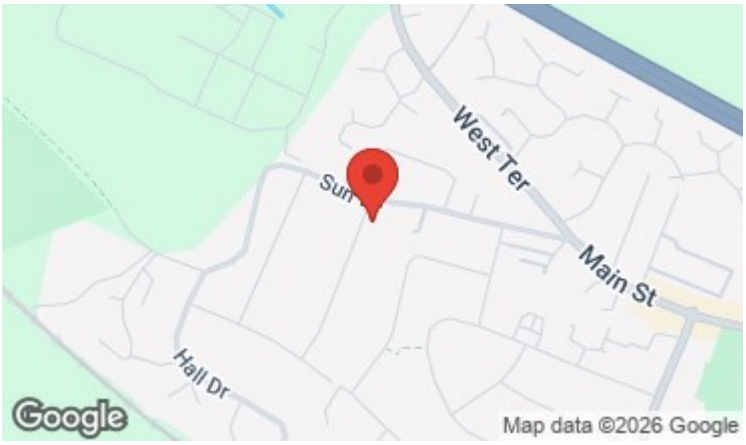




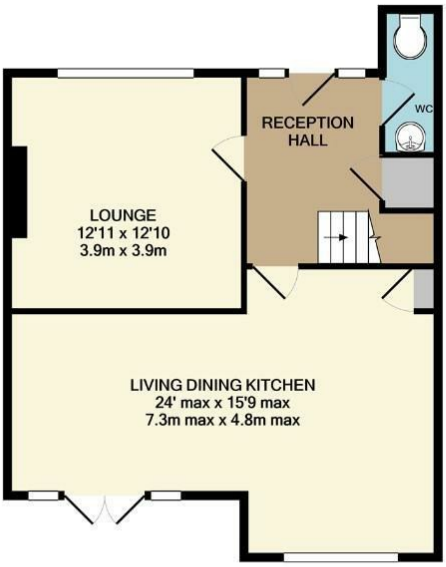


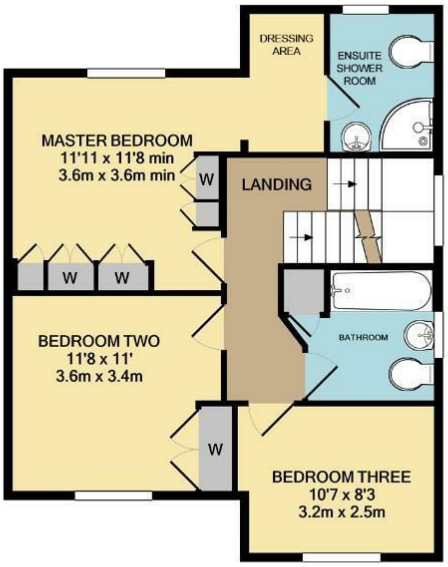
- Four Double Bedroom Detached Property
- Contemporary Styling Throughout
- Stunning Living Dining Kitchen
- Master Bedroom With Dressing Area & New En-Suite Shower Room
- Good-Sized, Private, Level Gardens
- Home Office/Gym
- Garage Store & Parking for Four Cars
- Delightful, Countryside Views
- Close Walking Distance to Village Amenities Including Train Station
- Council Tax Band E



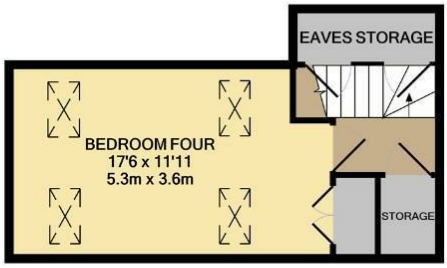








FIRST FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(24.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING HOME OFFICE & GARAGE 1677 SQ.M.(155.8 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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