

# Harrison Robinson

Estate Agents



**20 Scalebor Square, Burley in Wharfedale, LS29 7SP**

**Price Guide £558,000**



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## Price Guide £558,000



### GROUND FLOOR

#### Entrance Hall

A smart, covered entrance door with transom light opens into a spacious and welcoming entrance hall. Doors from here open into a family room/snug which would work equally well as a bedroom if needed, utility room, cloakroom/W.C., useful, deep under stairs cupboard and the integral garage. Laminate flooring, radiator, coving. A return carpeted staircase with white timber balustrading leads to the first floor of the property.

#### Family Room / Bedroom Five

12'1" x 9'2" (3.7 x 2.8)

A lovely room, currently arranged as a snug, which would work equally well as a bedroom if needed with double glazed patio doors leading out to the delightful, landscaped rear garden. Continuation of the laminate flooring, vertical, contemporary style radiator.

#### Utility Room

8'2" x 7'2" (2.5 x 2.2)

With fitted cupboards, worksurface and tiled splashback with space and plumbing for a washing machine and tumble dryer. Stainless steel sink and drainer with chrome mixer tap, useful wall shelving. Tiled flooring, radiator, extractor. A half obscure glazed door leads out to the rear garden.

#### Cloakroom / W.C.

With low-level W.C. and pedestal handbasin with chrome taps and tiled splashback. Continuation of the laminate flooring, radiator, extractor.

#### Integral Garage

19'0" x 11'5" (5.8 x 3.5)

A good sized single garage providing excellent storage or parking, if needed, with electric, up and over door, power, lighting and range of useful storage cupboards and wall shelving.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading leads to the first floor landing. Doors from here open into a well presented dining kitchen to the rear and a generously proportioned lounge to the front of the property with decked balcony. A further staircase leads to the second floor of the property.

#### Lounge

19'8" x 19'0" (6.0 x 5.8)

A spacious and comfortable room to the front of the property with double glazed window in addition to patio doors leading out to a smart decked balcony with railings enjoying a fabulous aspect over Scalebor Square, allowing the morning sunshine to flood in. Carpeted flooring, radiator, pebble effect gas fire in a timber surround with marble hearth and back. There is ample room here for comfortable furniture and also a family dining table, if desired.

#### Breakfast Kitchen

20'11" x 8'10" (6.4 x 2.7)

A very well presented, modern dining kitchen to the rear of the property with double glazed window enjoying beautiful leafy views and recently added patio doors with Juliet balcony, affording a delightful aspect over the rear garden and beyond. Fitted with a range of cream base and wall units with stainless steel handles, undercabinet lighting, complementary work surfaces and attractive tiling to splashbacks. Integrated appliances include electric oven and grill, fridge freezer, dishwasher and four ring gas hob with stainless steel splashback and extractor over. Beautiful, solid wood, herringbone style flooring, downlighting, vertical, contemporary style radiator. There is room for a dining table here making this a most sociable space.

### SECOND FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading leads to the second floor of the property where doors open into three, good sized bedrooms and the three-piece house bathroom. There is a useful storage cupboard housing the hot water tank with shelving and space for drying clothes. A third, return staircase leads to the converted top floor of the property.

#### Bedroom Two

15'8" x 10'2" (4.8 x 3.1)

A lovely double bedroom to the front of the property with double glazed window looking out over the beautiful landscaped gardens in the square, with carpeted flooring, radiator and tall, pale wood effect fitted wardrobes. Door into:

#### En Suite Shower Room

With low-level W.C., pedestal handbasin with chrome mixer tap and separate shower cubicle with thermostatic shower, folding, glazed doors and white wall tiling from floor to ceiling. Complementary floor tiles, chrome, ladder style, heated towel rail ceiling light, extractor.

#### Bedroom Three

11'1" x 10'5" (3.4 x 3.2)

A spacious double bedroom to the rear of the property with double glazed window enjoying delightful, long distance views, carpeted flooring and radiator. White fitted wardrobe.

#### Bedroom Four

11'9" x 8'2" (3.6 x 2.5)

A third double bedroom to the front of the property, again enjoying the wonderful view over the square, with carpeted flooring, radiator and white fitted wardrobe.

#### House Bathroom

With low level W.C., pedestal handbasin with chrome mixer tap and panel bath with thermostatic drench shower plus additional attachment. Glazed screen and neutral wall tiling. Complementary floor tiles, radiator, extractor, obscure, double glazed window to rear.

### THIRD FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading leads to the third floor landing. There is deep under eaves storage here, radiator and Velux to the rear allowing natural light. Doors open into a beautifully presented, four-piece bathroom and a fabulous double bedroom with log burning stove.

#### Master Bedroom

16'8" x 11'9" (5.1 x 3.6)

Wow! A beautifully presented double bedroom, a haven of peace and calm, with the focal feature of this room being an impressive log burning stove set on a slate hearth with slate back, perfect for those cosy winter evenings. Carpeted flooring, radiator, recessed shelves with lights. Two Veluxes to the rear and two to the front, all with fitted blinds, allow natural light. Attractive recessed drawers and shelving provide great storage. Ceiling fan, downlighting.

#### Bathroom

Beautifully designed with low-level W.C., deep-fill bath with wall mounted controls and handbasin set in a vanity cupboard with chrome mixer tap. Attractive, Metro style wall tiling with LED mirror over. Separate shower cubicle with thermostatic drench shower plus additional attachment with recessed shelf and wall mounted controls. Chrome, ladder style, heated towel rail, downlighting, extractor. Complementary black and white floor tiles, Velux allowing natural light.

### OUTSIDE

#### Garden

A beautifully landscaped rear garden, designed by TV gardener Katie Rushworth from "Love your Garden" with an area of level artificial grass, beautiful raised planters stocked with mature shrubs and flowering plants bound by smart fencing. There is a good sized patio area with sail shade and hammock stands with ample room for outdoor furniture, ideal for alfresco dining and entertaining. Outside tap, hedging to the rear maintains privacy.

#### Driveway Parking

The property benefits from a block paved, allocated parking space opposite the property in addition to a block paved driveway in front of the single garage.

#### External Store

There is an external store beneath the covered porchway by the entrance door, ideal for storing wheelie bins.

#### NOTES

Our vendor has advised us that there is a Greenbelt charge for the maintenance of the communal grounds at the Scalebor development. The current charge is £386 per annum.

#### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

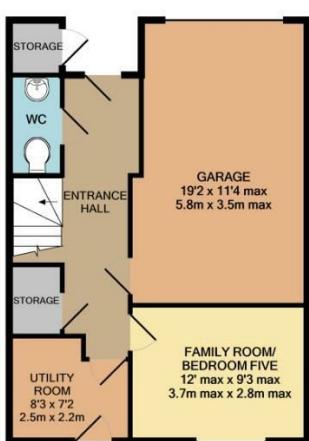
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



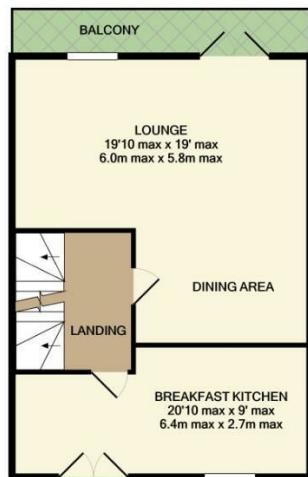
- **\*\*\*\* NO CHAIN \*\*\*\***
- Well Presented Four/Five Bedroom Mid Townhouse
- Professionally Landscaped Garden
- Modern Dining Kitchen With Juliet Balcony
- Generously Proportioned Lounge With Delightful Balcony
- Beautiful Aspect Over Scalebor Square
- Fantastic Master Bedroom With Log Burner On Converted Third Floor
- Contemporary Four Piece Bathroom To Third Floor
- Walking Distance To Train Station, Schools And Village Amenities
- Council Tax Band E

#### Energy Efficiency Rating

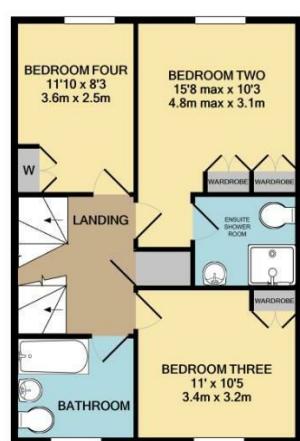
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



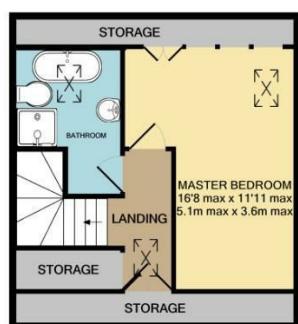
GROUND FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(52.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(54.0 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.6 SQ.M.)



THIRD FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

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**TOTAL APPROX. FLOOR AREA 2091 SQ.FT. (194.3 SQ.M.)**  
Whilst every attempt has been made to ensure the accuracy of the floor plans, all 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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