Harrison Robinson

Estate Agents

14 Greenhow Park, Burley in Wharfedale, LS29 7LZ

£499,950

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GROUND FLOOR

Entrance Hall
Steps lead up to a covered portico with a timber entrance door with glazed side panel opening into a bright and welcoming entrance hall. Carpeting, radiator and dado rail with doors opening into the principal reception rooms, dining kitchen and cloakroom/w.c. A broad, carpeted staircase with timber spindle balustrade leads to the first floor landing. An understairs cupboard provides useful storage.

Lounge
21'7" x 11'5" (6.6 x 3.5)
A spacious through lounge benefitting from double-glazed windows to both elevations, the front enjoying beautiful far reaching Wharfe Valley views and the rear a pleasant aspect over the garden. A stone fireplace with timber mantle over housing an electric fire provides a lovely, focal point to the room. Carpeting, two radiators and TV point.

Breakfast Kitchen
17'0" x 10'5" (5.2 x 3.2)
A multi-paned glazed door opens into a spacious breakfast kitchen to the rear of the property. Fitted with a comprehensive range of pine fronted base and wall units with complementary laminate worksurface over and tiled splashback. A stainless-steel sink with drainer and mixer tap sits beneath a large double-glazed window overlooking the lovely, rear garden. Stoves oven with four burner gas hob and extractor over. Space and plumbing for a washing machine and space for a fridge/freezer. Cork flooring. Wall mounted Worcester boiler. A composite half-glazed door with obscure glazing leads out to the South facing rear garden.

Dining Room
10'5" x 10'5" (3.2 x 3.2)
A second good-sized reception room situated to the front of the property enjoying the stunning, countryside views. Carpeting and radiator.

W.C.
Fitted with a white suite consisting of a vanity washbasin with monobloc tap and tiled splashback and a low level w/c. Tile effect, vinyl flooring and extractor fan.

FIRST FLOOR

Landing
Carpeted landing with access to four bedrooms and the house bathroom. Loft hatch.

Bedroom One
13'1" x 11'5" (4.0 x 3.5)
A generous, double bedroom to the front of the house, benefitting from the superb, far reaching countryside views. Newly carpeted, radiator and fitted cupboard.

Bedroom Two
11'9" x 11'5" (3.6 x 3.5)
A second spacious double bedroom, also situated to the front of the property enjoying the beautiful, long distance views. Modern fitted wardrobes and a further storage cupboard.

Bedroom Three
10'2" x 9'10" (3.1 x 3.0)
Another good-sized bedroom to the rear of the house. Fitted cupboards, carpeting and radiator.

Bedroom Four
9'10" x 9'10" (3.0 x 3.0)
A fourth great-sized bedroom to the South facing rear with new carpeting, double-glazed window and radiator.

Bathroom
A contemporary shower room comprising of a large walk in shower with Mira electric shower and glazed screen, a pedestal washbasin with monobloc tap and a low-level w/c. Fully tiled to the walls. wood effect, laminate flooring, radiator and extractor fan. A double-glazed window with obscure glazing allows for ample natural light.

OUTSIDE

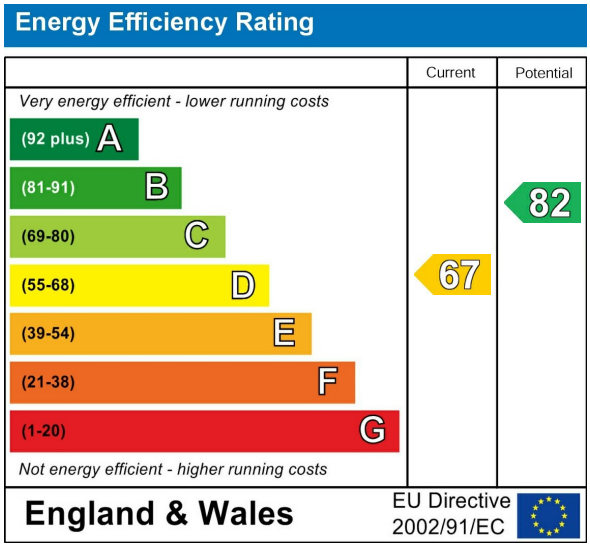
Double Garage
16'0" x 16'0" (4.9 x 4.9)
A tarmacadam driveway leads up to a double garage with up and over door and power.

Gardens
The property sits well on a generous corner plot enjoying good-sized gardens to three sides. To the front and side elevation the gardens are principally laid to lawn whilst to the rear one finds a low-maintenance, South facing garden with a plenty of space to have outdoor furniture and to sit and relax.

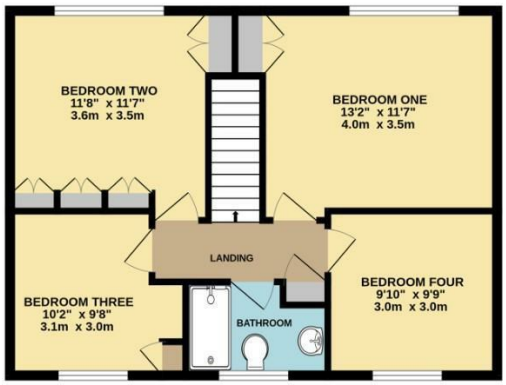
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Standard Broadband shown to be available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

- ** No Onward Chain**
- Four Double Bedroom Detached House
- Delightful Corner Plot With Great-Sized Gardens
- Two Reception Rooms & Breakfast Kitchen
- Modern Shower Room
- Double Garage & Driveway Parking
- Lovely Countryside And Village Views
- Some Updating Required
- Walking Distance To Excellent Schools & Train Station
- Council Tax Band E



GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



FIRST FLOOR
598 sq.ft. (55.6 sq.m.) approx.

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1448 SQ.FT. (134.5 SQ.M.)
EXCLUDING GARAGE 1193 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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