

Harrison Robinson

Estate Agents



14 St. Michaels Way, Burley in Wharfedale, LS29 7PP

Guide Price £450,000

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GROUND FLOOR

Entrance Hall

A UPVC entrance door with opaque glazed panel opens into a welcoming hallway with coving, practical, luxury vinyl tile flooring, radiator and wall light. A carpeted, return staircase with open spindle balustrade leads to the first floor. A useful understairs cupboard provides good storage space.

Dining Kitchen

17'0" x 15'1" (5.2 x 4.6)

A spacious dining kitchen fitted with a range of modern, wooden fronted base and wall units with complementary laminate worksurface over with matching laminate upstands and coordinating tiled splashback. Stainless-steel double range oven with five burner gas hob over with stainless-steel splashback and chimney hood and extractor. Space for a dishwasher and a fridge/freezer. An inset circular stainless-steel washbasin with monobloc tap sits beneath a large, double glazed window to the side of the property allowing plenty of light to flood in. A cupboard houses the Worcester central heating boiler. Luxury vinyl tile flooring, coving, radiator and downlighting. Ample space for a large, family dining table - a great sociable environment for the family to congregate.

Family Room

11'5" x 10'5" (3.5 x 3.2)

A step down from the dining kitchen leads into this lovely family room with double glazed French doors leading out onto a great-sized, decked, patio area, making this conducive to al fresco dining and entertaining in the warmer months. A Velux window accentuates the bright atmosphere. Continuation of the luxury vinyl tile flooring, radiator and TV point.

Lounge

14'1" x 10'5" (4.3 x 3.2)

A further generous lounge to the front elevation ensures that everyone in the family can find their own space. A multi-paned, splayed bay window makes for a bright atmosphere and offers a pleasant outlook over the front garden and this charming cul-de-sac. Coving, luxury vinyl tile flooring and radiator.

Utility Room

10'5" x 4'11" (3.2 x 1.5)

A half-glazed, UPVC door with half-glazed side panel opens from the dining kitchen into a generous utility room. Fitted with matching base and wall units to those of the kitchen with complementary laminate worksurface over incorporating a circular, stainless-steel sink with monobloc tap. Space and plumbing for a washing machine and space for a tumble drier. Practical, laminate flooring and vertical, ladder towel radiator. A Velux window allows for ample natural light. A half-glazed UPVC door leads out to the side of the property.

Cloakroom / W.C.

Fitted with a contemporary, rectangular, vanity washbasin with useful cupboard below, monobloc tap and attractive, pebble design, tiled splashback. Low-level w/c. Opaque, glazed side window, laminate flooring and radiator.

FIRST FLOOR

Landing

A return carpeted staircase leads up to a good-sized, carpeted landing. Light floods in through a UPVC double-glazed window to the side elevation. Coving and loft hatch.

Bedroom One

10'9" x 10'5" (3.3 x 3.2)

Situated to the front of the property, this spacious, double bedroom is filled with light courtesy of the large, double glazed, multi-paned window offering a pleasant aspect. Carpeting, coving and radiator.

Bedroom Two

12'1" x 8'6" (3.7 x 2.6)

A second generous double bedroom, this time to the rear of the property. A double glazed window affords a lovely view. Carpeting and radiator. Loft hatch with fitted ladder giving access to a part boarded, insulated loft area.

Bedroom Three

9'2" x 8'2" (2.8 x 2.5)

A good-sized, single bedroom to the rear with UPVC, double-glazed window, carpeting and radiator.

Bedroom Four

10'5" x 6'6" (3.2 x 2.0)

A further spacious, single bedroom to the side elevation with UPVC, double-glazed window, carpeting and radiator.

Bathroom

A three-piece house bathroom with white suite, comprising of a panel bath with shower over, a pedestal washbasin with traditional style taps and a low-level w/c. Fully tiled around the bath and half tiled elsewhere. A large, UPVC, double-glazed window with opaque glazing allows ample natural light. Vinyl flooring, radiator, chrome ladder towel radiator and extractor fan.

Driveway Parking

The property provides generously for parking. A tarmac driveway leads down the side of the property and has been extended into the front garden, creating ample driveway parking.

OUTSIDE

Garden

The front garden is laid to tarmac to provide further driveway parking and bordered by hedging for privacy. The rear garden is laid to level lawn and being south facing is very sunny. Fencing maintains privacy. A large, timber shed provides useful storage.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

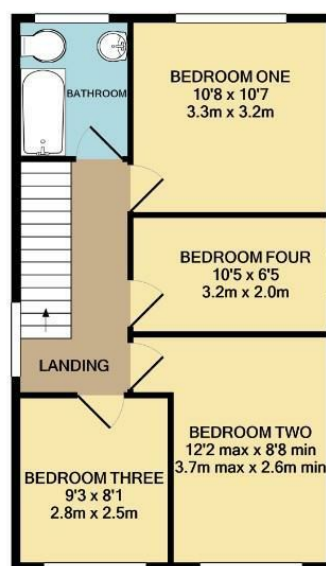
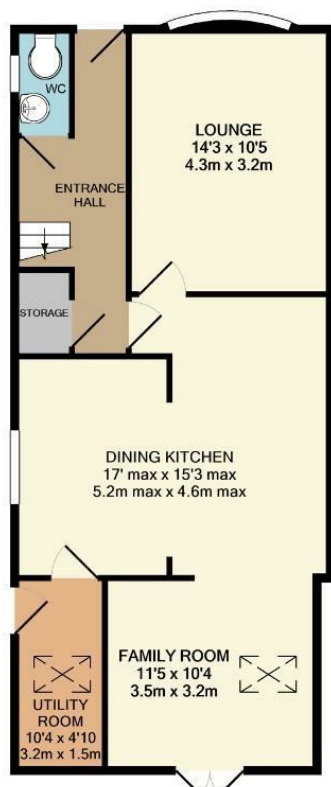
Ultrafast Fibre Broadband is shown to be available to this property.

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



- Four Bedroom Extended Detached House
- Spacious Dining Kitchen
- Two Reception Rooms
- Utility Room & Cloakroom/W.C.
- Four Piece House Bathroom
- Private Lawned South Facing Rear Garden
- Generous Driveway Parking
- Quiet Cul-De-Sac Location
- Close Walking Distance To Train Station, Schools & Village Amenities
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.4 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



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