



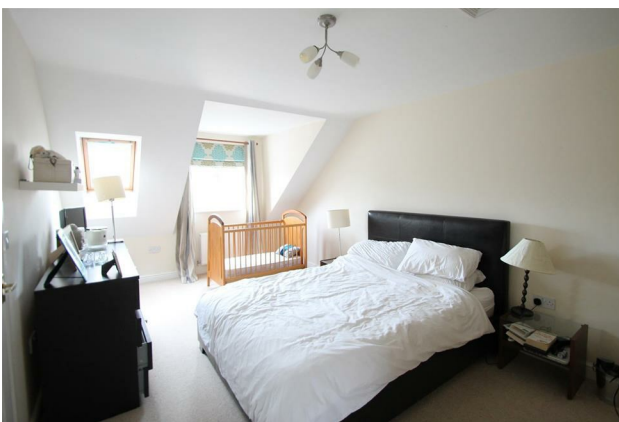
- Fantastic breakfast kitchen.
- Spacious lounge with patio doors to garden.
- Master bedroom with ensuite.
- South facing rear garden.
- Off street parking and garage.
- Central Burley in Wharfedale location.
- House bathroom.
- Excellent order throughout.

The neat front garden to this mews style property is bordered by a black wrought iron fence, with a pathway to the traditional style front door. Entering this beautiful home, you are welcomed into the open plan breakfast kitchen, which is modern and incorporates integrated, oven, hob and fridge/freezer. The large lounge is a fabulous space, with a semi vaulted roof space and patio doors out to the rear garden it is light, bright room with plenty of space.

Upstairs to the first floor there are two bedrooms and a family bathroom. The first bedroom is a good sized double and the second a good sized single- certainly not just a box room. The family bathroom is modern, well fitted and features a 3 piece white suite with a bath.

Up to the master suite, which is something of a surprise, the bedroom is a really wonderful size. There is oodles of storage space in the built in wardrobes and the ensuite is a real touch of luxury in this stylish property.

The exterior of this lovely home is as well maintained as the interior- the rear south facing garden, which is partially patio and partially lawn, is a real plus. The garage and off street parking are another "must-have" for many home owners.





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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Kitchen Breakfast Room
14'8" x 13'10" (4.49m x 4.23m)

Living/ Dining Room
17'9" x 13'10" (5.43m x 4.24)

W/C
6'1" x 2'11" (1.87m x 0.89m)

Landing

Bedroom
13'10" x 10'9" (4.23m x 3.29m)

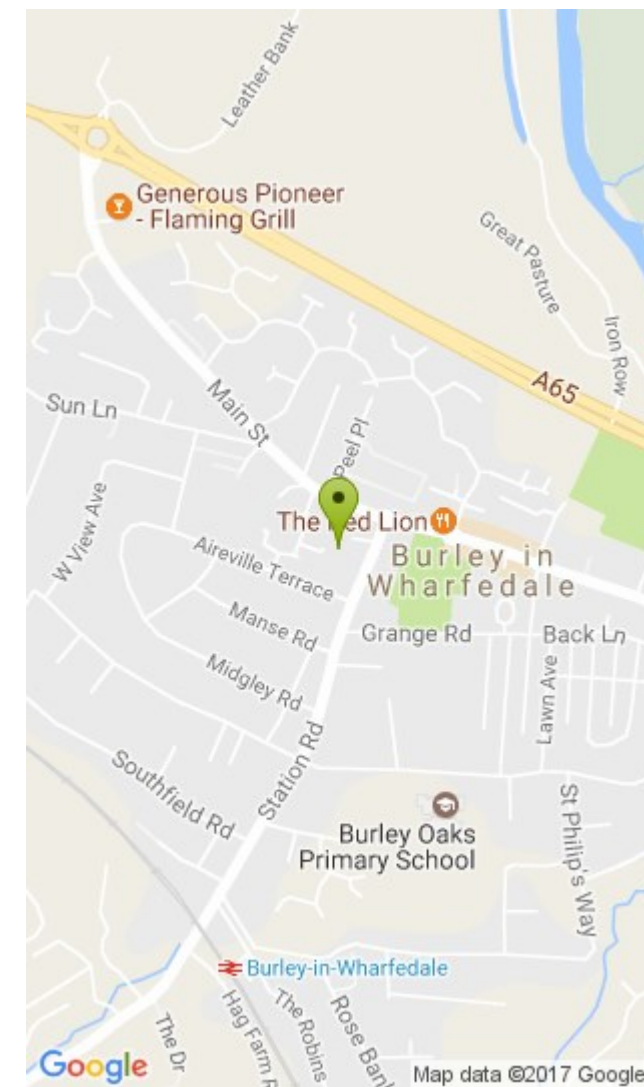
Bedroom
9'7" x 7'2" (2.93m x 2.19m)

Bathroom
6'5" x 6'3" (1.96m x 1.93m)

Main Bedroom
19'2" x 10'6" max (5.85m x 3.21m max)

En- suite Shower Room
12'6" x 6'0" max (3.83m x 1.85m max)

Garage



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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