

# Harrison Robinson

Estate Agents



**3 Farr Royd, Burley in Wharfedale, LS29 7HZ**

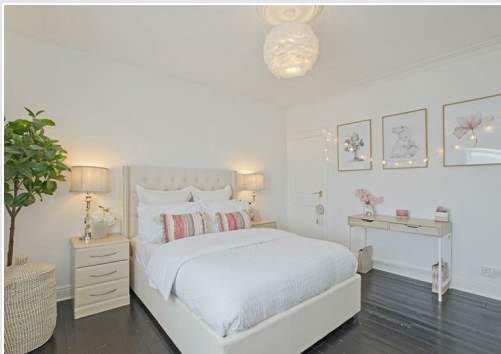
**£385,000**

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# 3 Farr Royd, Burley in Wharfedale, LS29 7HZ

£385,000



## GROUND FLOOR

### Lounge

12'11" x 12'11" (3.95 x 3.95)

A uPVC entrance door with decorative glazed panel and transom light over, opens into a beautifully presented, generously proportioned lounge with attractive, unique stone fireplace featuring a large log effect, gas fire, creating a charming focal point to the room. Shelving to alcoves, restored original coving, ceiling rose, and bespoke whitewashed floorboards are all attractive features. A large, double-glazed window overlooks the fore garden and allows ample natural light. Open to:

### Dining Kitchen

13'3" x 11'9" (4.04 x 3.6)

A light and airy, spacious dining kitchen to the rear of the property with white wooden base and wall units with complementary work surfaces and stone effect wall tiling. Space and plumbing for a washing machine and dishwasher, gas oven with four ring gas hob and extractor in a tiled, recessed fireplace. A one and a half bowl stainless steel sink with chrome mixer tap sits beneath a double-glazed window overlooking the delightful, long south facing garden – filling the room with natural light. An understairs area provides a useful room for a fridge freezer, coats and shoes. Stone effect floor tiling, radiator, ample room for a family dining table, one can imagine many happy times with family and friends here. A half-glazed door leads out to the rear garden. Wooden wall panelling to half height is an attractive addition to this room. A cupboard houses a modern Worcester Bosch boiler.

## FIRST FLOOR

### Landing

A painted timber staircase with contemporary black, metal handrail leads up to the bright first-floor landing. Doors open into a large double bedroom to the front of the property, a small double bedroom to the rear, affording lovely long-distance views, and a three-piece house bathroom.

### Bedroom Two

13'1" x 12'11" (4.01 x 3.95)

A beautifully presented, spacious, sized double bedroom to the front elevation presented, large double glazed window, with an open aspect over the quiet cul-de-sac, floorboards, charming original cast-iron fireplace, and radiator. A high ceiling height gives a great feeling of space alongside the attractive ceiling coving and rose providing extra character. Two, useful recessed wardrobes.

### Bedroom Three

11'8" x 6'7" (3.56 x 2.01)

A well-presented, small double bedroom to the rear of the house affording beautiful views up to the moor and a lovely aspect over the south facing garden, allowing the natural light to flood in. Carpeted flooring, radiator, coving and ceiling rose. Currently utilised as a home office.

### House Bathroom

A three-piece bathroom with low level w/c, pedestal hand basin with traditional style chrome mixer tap and bath with telephone style shower attachment, heated towel rail and folding glazed screen. White wall tiling, wood effect herringbone vinyl flooring, coving and ceiling rose, with a decorative stained-glass pane above the door.

## SECOND FLOOR

### Landing

Painted wooden staircase with stylish contemporary black, metal handrail leads up to the second-floor landing area where doors open into the master bedroom with ensuite shower room and a study/nursery.

### Master Bedroom

16'4" x 12'11" (5 x 3.95)

A charming double bedroom to the front of the property with attractive, original cast iron fireplace, floorboards, and radiator. Velux, exposed painted beams, ample room for wardrobes and additional furniture. A door opens into:

### En Suite Shower Room

With low level w/c, hand basin with chrome taps and shower



cubicle with electric shower and glazed door. Neutral wall tiling, wood effect herringbone vinyl flooring, white, ladder style heated towel rail, and Velux.

### Study/Nursery

9'3" x 6'2" (2.82 x 1.88)

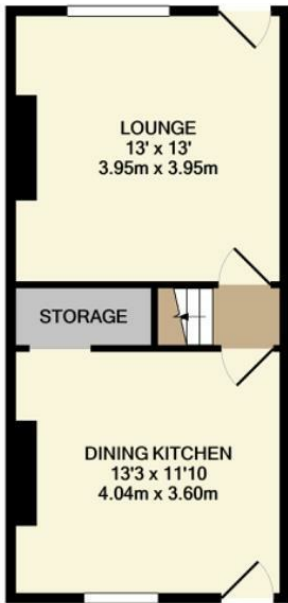
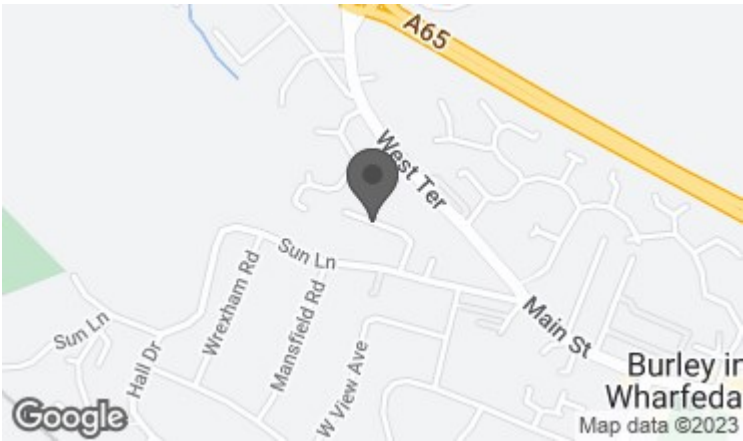
An additional room, ideal as a home office, or nursery with carpeted flooring, radiator, wooden wall panelling and Velux.

## OUTSIDE

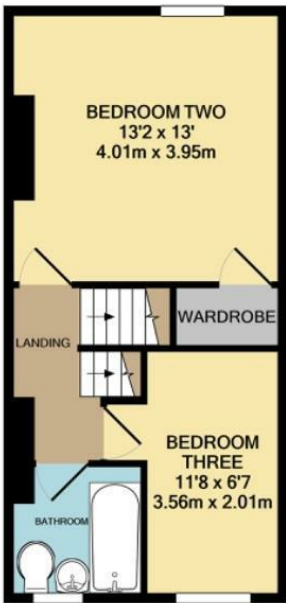
### Garden And Parking

The property benefits from a lovely, uniquely long, south facing garden with neat level lawn with well-established, attractive plants and two gravelled areas with ample room for outdoor furniture, ideal for al-fresco dining. Smart, newly erected fencing maintains privacy. A gate to the rear leads to an off-street parking space. A timber shed provides storage, outside tap, external light. This is a delightful garden for children to play and adults to entertain or relax in this sun trap. To the front elevation the property is well set back from the quiet, cul-de-sac road, ample street parking, with a gravelled area behind low Yorkshire stone walling, tall hedging on either side to maintain a good degree of privacy and tarmacadam pathway leading to the entrance door of this charming home.

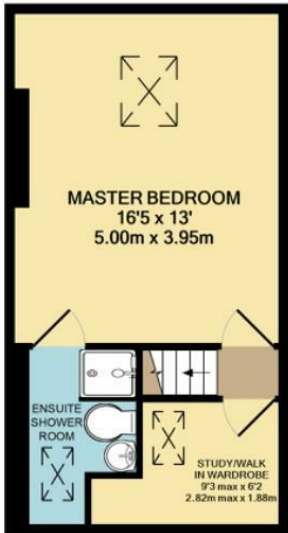




GROUND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

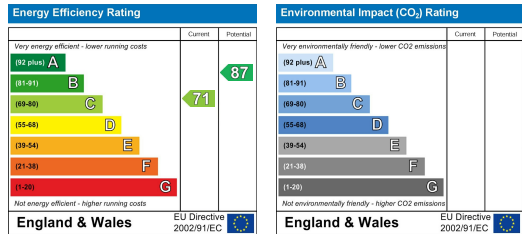


SECOND FLOOR  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.0 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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