

Harrison Robinson

Estate Agents



19 Booth Street, Burley in Wharfedale, LS29 7HY

Price Guide £400,000



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GROUND FLOOR

Entrance Hall

A smart, solid timber entrance door with transom light opens into a welcoming hallway. Attractive, herringbone style laminate flooring, practical fitted matting. A timber door with obscure glazed panels opens into a cloakroom and a further, half glazed door leads into the lounge.

Cloakroom

Immaculately presented with low level w/c and wall hung hand basin with contemporary, black mixer tap and tiled splashback. Continuation of the herringbone style flooring, extracto. Slim, black, ladder style, heated towel rail.

Lounge

.85'3" x 12'5" (.26 x 3.81)

A generously proportioned lounge with two sash windows to the front elevation allowing ample natural light. Original features include coving, picture rail and ceiling rose. Carpeted flooring, radiator. An open fire with attractive tiled slips and hearth set in a timber surround creates a focal point to the room. Fitted cupboards to both alcoves.

Dining Kitchen

14'2" x 13'5" (4.34 x 4.11)

A spacious dining kitchen with recently updated grey blue, solid wood cabinetry with complementary, marble effect worksurfaces and metro tiling to splashbacks. Integrated appliances include electric oven with four ring gas hob and stainless steel extractor over, under counter fridge and dishwasher. A white, inset sink and drainer with traditional style mixer tap sits beneath a sash window overlooking the rear garden. Original pine cupboards to alcoves provide ample storage in addition to painted wall shelving. Beautiful fireplace with exposed stonework, stone flagged floor, picture rail, radiator. A half glazed timber, stable door leads out to the garden. Further doors open to a small hall giving access to the first floor and stone steps leading down to the cellar. This is a lovely room in which to entertain family and friends and with the door open to the garden in warmer months bringing the outside in one can imagine many happy times.

LOWER GROUND FLOOR

Cellar

13'6" x 7'4" (4.12 x 2.24)

Stone steps lead down to a cellar area with space and plumbing for a washing machine, tumble dryer and further appliances. This is a most useful storage space.

FIRST FLOOR

Landing

A carpeted staircase with handrail, and radiator and window at the bottom to the rear elevation, leads up to the first floor landing. Original timber doors open into three bedrooms, two being generous doubles, and the house bathroom. Carpeted flooring, radiator. A hatch gives access to the loft area, which could be converted to create a further double bedroom (STPC).

Bedroom One

14'0" x 13'5" (4.27 x 4.09)

Beautifully presented and generous in size, a lovely double bedroom to the rear of the house overlooking the south facing, rear garden. Carpeted flooring, radiator. Cast iron fireplace, recessed wardrobe.

Bedroom Two

12'5" x 12'4" (3.81 x 3.78)

A second double bedroom to the front of the property with carpeted flooring, radiator and recessed wardrobe. Attractive, cast iron fireplace.

Bedroom Three

9'3" x 7'6" (2.84 x 2.29)

A good sized single bedroom to the front elevation. Carpeted flooring and radiator. A cupboard houses the central heating boiler.

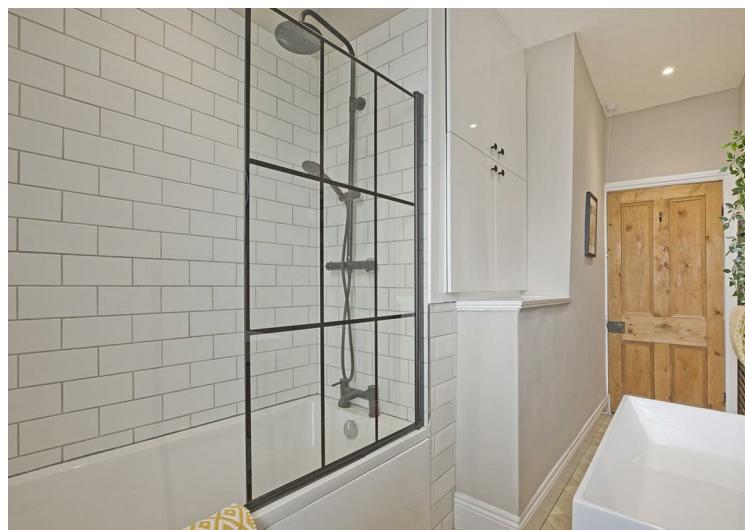
Bathroom

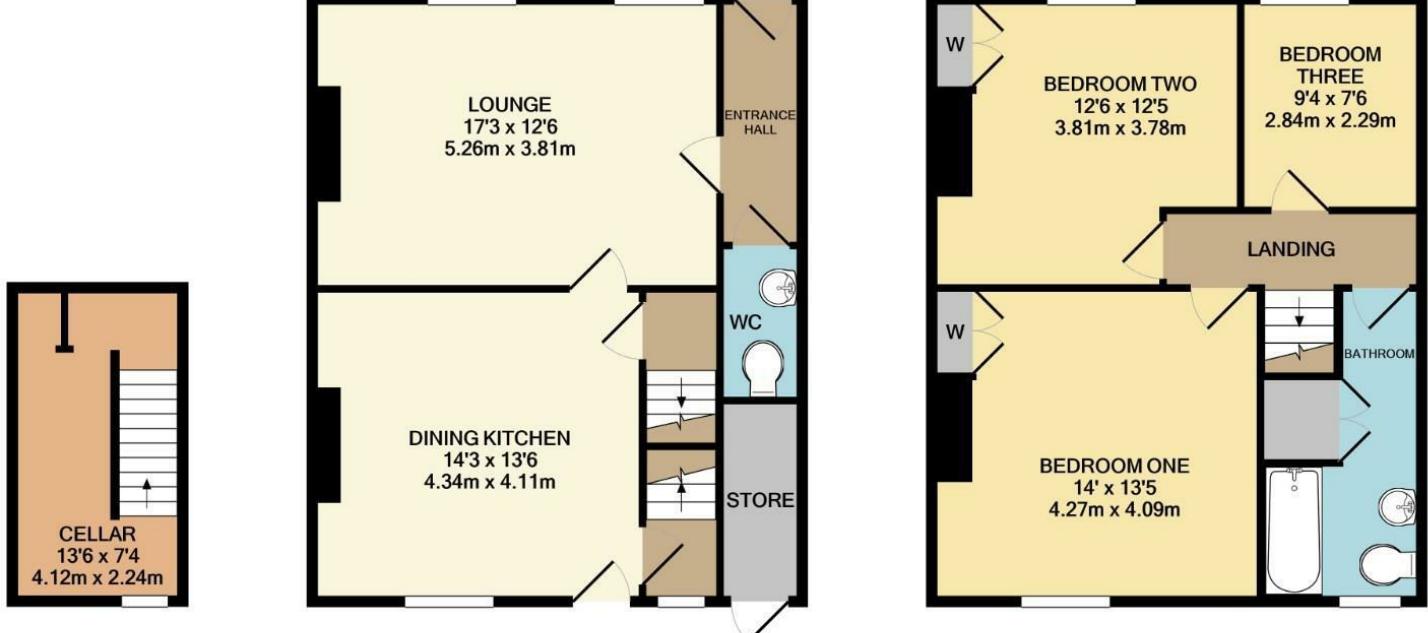
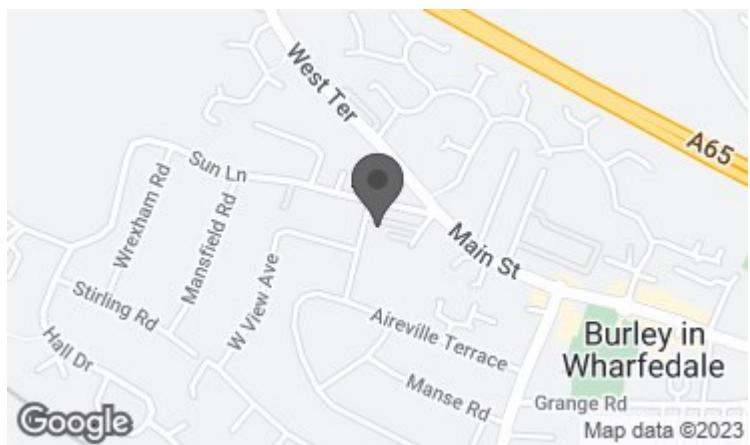
A brand new, contemporary styled, three-piece bathroom with low level w/c, hand basin with black mixer tap set in vanity shelving and panel bath with thermostatic black, drench shower plus additional shower attachment and glass screen. Attractive, white metro tiling, herringbone style laminate flooring, obscure glazed sash window to rear. Downlighting, black, ladder style, heated towel rail, deep, recessed cupboards with shelving.

OUTSIDE

Garden

To the front the property is set back from the pavement with a pretty, low maintenance fore garden behind low stone walling with gravelled areas, mature shrubs and an attractive magnolia tree. A paved pathway with smart, black, metal railings leads to the entrance door. A lovely, private, enclosed, south facing garden with area of level lawn, paving and flower beds is a delightful, quiet spot to sit and relax or entertain in the sunshine. A stone store provides ample storage for bikes and garden equipment. Low stone walling and fencing maintain privacy.





BASEMENT LEVEL
APPROX. FLOOR
AREA 99 SQ.FT.
(9.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 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



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	64
(69-80) C	
(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

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	
England & Wales	EU Directive 2002/91/EC

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