

# Harrison Robinson

Estate Agents



**11a Mansfield Road, Burley in Wharfedale, LS29 7LQ**

**Guide Price £450,000**

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### GROUND FLOOR

#### Entrance Porch

A uPVC entrance door with decorative, obscure glazed pane opens into a small porch with space for hanging coats and with practical floor matting. A half glazed timber door opens into a welcoming entrance hall.

#### Entrance Hall

With carpeted flooring, radiator with shelf over, useful understairs storage area and with doors opening into the kitchen, spacious sitting room, dining room/bedroom three and a three-piece house bathroom. A return, carpeted staircase with timber balustrading leads to the first floor of the property. This is a lovely spot to greet family and friends.

#### Kitchen

12'7" x 6'11" (3.84 x 2.13)

Fitted with a range of wooden base and wall units with stainless steel handles, complementary worksurfaces and neutral tiling to splashbacks. Appliances include electric range cooker with five ring gas hob, stainless steel backsplash and glass and stainless steel extractor over, slimline dishwasher and washing machine and space for a tall fridge freezer. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the front elevation. Tiled flooring, radiator, handy breakfast bar, ceiling lights.

#### Dining Room / Bedroom Three

12'7" x 10'8" (3.84 x 3.26)

A good sized reception room to the front of the property with carpeted flooring, double glazed window and radiator. Currently arranged as a dining room this would work equally well as a third double bedroom, if needed.

#### Lounge

17'3" x 12'11" (5.26 x 3.94)

A very well presented, spacious, light and airy sitting room with coal effect gas fire on a marble hearth with timber surround providing a lovely focal feature to the room. There is ample room for comfortable furniture. High-quality wooden flooring, radiator, double glazed windows overlooking the garden and double glazed patio doors opening into the garden room to the rear.

#### Garden Room

8'11" x 7'2" (2.74 x 2.20)

A lovely room in which to sit and admire the view over the garden with tiled flooring, double glazed windows and patio doors. Radiator, wall light.

#### Bathroom

10'9" x 5'8" (3.28 x 1.75)

With low-level W.C., pedestal handbasin with traditional style chrome taps and corner bath with chrome taps and thermostatic shower over. Tall, chrome, ladder style, heated towel rail, neutral wall tiling, complementary floor tiles, extractor, ceiling lights. Recessed cupboard housing the water tank and with shelf providing storage.

### FIRST FLOOR

### Landing

A return, carpeted staircase with timber balustrading and obscure glazed window to the side elevation leads to the first floor landing of the property. A Velux allows further natural light, timber doors open into two, good sized double bedrooms, both served by ensuite shower rooms.

#### Master Bedroom

17'3" x 12'11" (5.26 x 3.94)

A generously proportioned double bedroom with carpeted flooring, two Veluxes and an additional, circular window to the side elevation providing ample natural light. Radiator, plenty of room for bedroom furniture, door into:

#### En Suite Shower Room

10'7" x 5'8" (3.23 x 1.75)

A large ensuite shower room with low-level W.C., pedestal handbasin with chrome taps with mirror fronted vanity cupboard over and large, walk-in shower with thermostatic shower, glazed screen and attractive wall tiling. Complementary, slate effect floor tiles, chrome, ladder style, heated towel rail, extractor, ceiling lights. A Velux allows natural light.

#### Bedroom Two

14'4" x 12'7" (4.37 x 3.84)

A second, spacious double bedroom to the front of the property with carpeted flooring, tall, double glazed windows and two radiators. Ample under eaves storage, space for bedroom furniture, door into:

#### En Suite Shower Room

With low-level W.C., pedestal handbasin with chrome taps and corner shower cubicle with thermostatic shower, glazed door and neutral wall tiling. Chrome, ladder style, heated towel rail, wall mirror, complementary floor tiles. Ceiling lights, extractor.

### OUTSIDE

#### Garden

The property enjoys a delightful rear garden with good sized level lawn with mature, attractive borders, patio areas, ideal for outdoor furniture, entertaining and relaxing and two, timber sheds providing storage. This is a lovely garden for children and adults alike and is very well stocked with an abundance of flowering plants and shrubs. A paved pathway leads round to the front of the house via a timber gate.

#### Driveway Parking


The property benefits from a block paved driveway providing parking for up to three vehicles.

### UTILITIES AND SERVICES

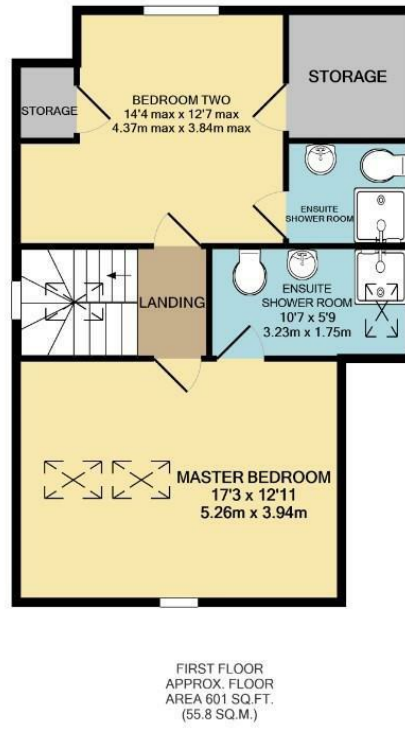
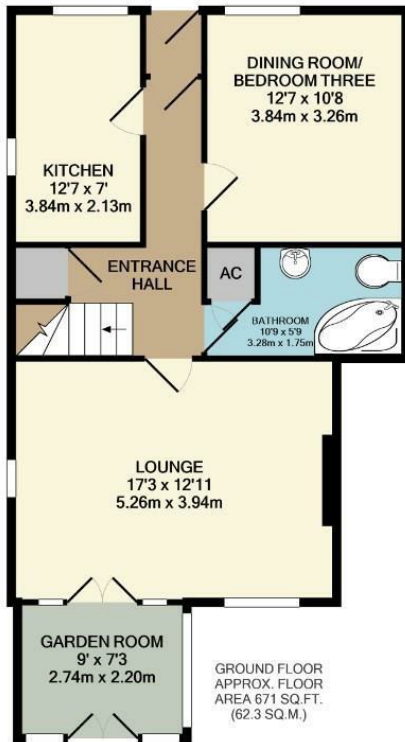
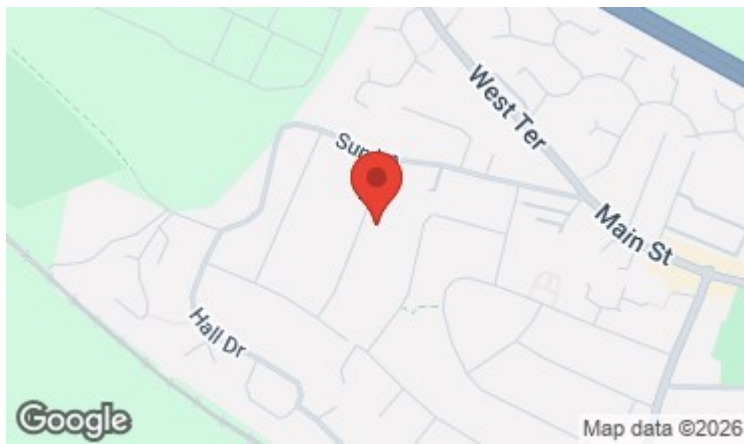
The property benefits from mains gas, electricity and drainage. Superfast Fibre Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- \*\*\*No Onward Chain\*\*\*
- Two / Three Double Bedroom Detached House
- Charming Lawned Garden
- Two Reception Rooms
- Two En Suite Shower Rooms
- Three-Piece Downstairs Bathroom
- Light And Airy Feel Throughout
- Driveway Parking For Three Vehicles
- Walking Distance To Village Centre And Train Station
- Council Tax Band E

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





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TOTAL APPROX. FLOOR AREA 1272 SQ.FT. (118.1 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



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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