

# Harrison Robinson

Estate Agents



**7 Langford Road, Burley in Wharfedale, LS29 7NL**

**£325,000**

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## GROUND FLOOR

### Entrance Hall

A UPVC double glazed entrance door with opaque glazing flanked by matching tall windows opens into the carpeted entrance hall whilst allowing lots of natural light to flood in. Carpeted flooring and a carpeted staircase leads to the first floor. An understairs cupboard provides useful storage.

### Lounge & Dining Area

23'7" x 10'7" (7.21 x 3.23)

A spacious through lounge/dining room benefitting from pleasant views to both aspects through two large UPVC double-glazed windows. Carpeting. Space for a large dining table.

### Kitchen

8'2" x 8'0" (2.51 x 2.44)

A half-glazed door opens from the conservatory into the kitchen. Fitted with base and wall units. A UPVC double-glazed window affords a lovely view over the sizeable rear garden.

### Conservatory

10'4" x 6'11" (3.15 x 2.12)

A more recent addition, a great-sized UPVC conservatory, which has a rang of potential uses. Filled with light and offering a wonderful aspect over the delightful gardens.

### Bathroom

Fitted with a panel bath, a pedestal washbasin and a low-level w/c. A UPVC double-glazed window affords ample natural light.

## FIRST FLOOR

### Landing

A carpeted landing leading to three bedrooms. UPVC double-glazed window.

### Bedroom One

13'8" x 10'4" (4.17 x 3.16)

A spacious, double bedroom to the front of the property enjoying some lovely far reaching, countryside views. Carpeting. Ample room for a double bed, wardrobes and chest of drawers.

### Bedroom Two

11'3" x 8'4" (3.45 x 2.56)

A second double bedroom to the south facing rear of the property affording a lovely outlook through the large UPVC double-glazed window. Fitted furniture provides useful storage. Carpeting.

### Bedroom Three/ W.C.

8'2" x 8'0" (2.51 x 2.44)

This third bedroom has built-in furniture as with Bedroom Two and has more recently been fitted with a low/level w/c and a pedestal washbasin with monobloc tap. Carpeting and a UPVC double-glazed window affording a pleasant view.

## OUTSIDE

### Driveway Parking & Garage

A driveway leads up to the single garage with opening doors.

### Gardens

A wrought iron gate to the front of the property opens onto a pathway leading to the front entrance door. The property is set well back from the road. The fore garden is principally laid to level lawn with established borders and is bound by fencing. The property enjoys a delightful, generous corner plot with neat, lawned front and side gardens with hedging and fencing maintaining privacy. There are predominantly lawned areas to the south facing rear garden, perfect for al-fresco dining and entertaining. This really is a fantastic garden for adults to enjoy and children to play safely. There is space to extend the property (STPC).

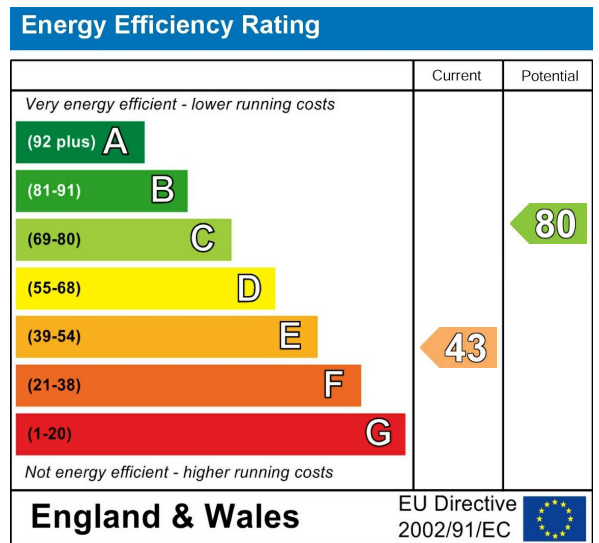
## UTILITIES & SERVICES

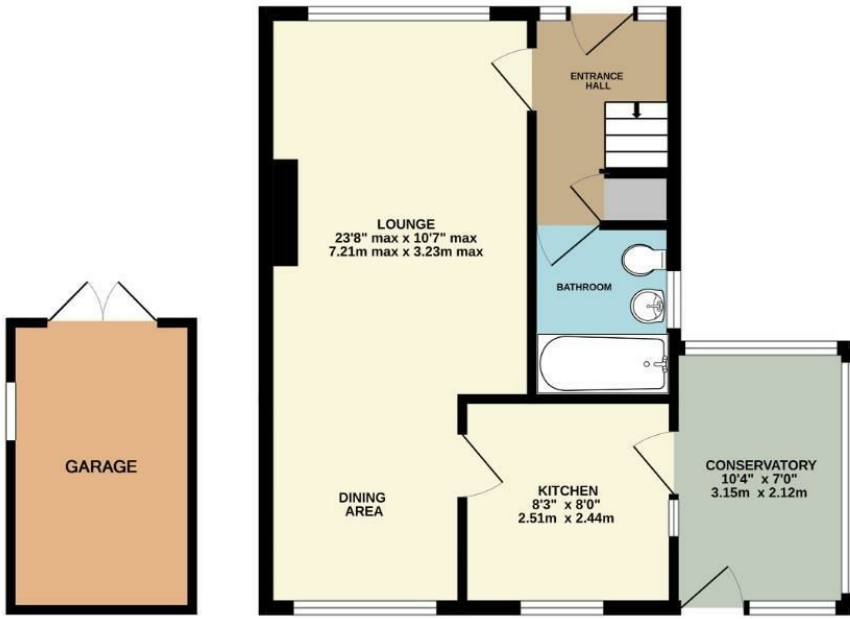
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

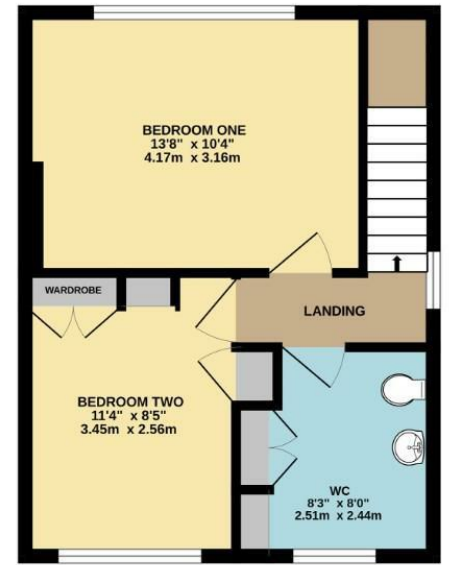


- \* NO ONWARD CHAIN \*
- Two/Three Bedroom Semi-Detached House
- Requires Updating
- Potential For Extension STPP
- Fabulous Corner Plot With Delightful Gardens To Three Sides
- Superb Countryside Views
- Driveway & Single Garage
- Highly Convenient Location
- Very Close Walking Distance To Excellent Schools & Train Station
- Council Tax Band B





GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



FIRST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.