Harrison Robinson

Estate Agents

23 Farr Royd, Burley in Wharfedale, LS29 7HZ

Guide Price £365,000

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GROUND FLOOR

Entrance Hall
A part glazed, uPVC door with glazed side windows leads into a welcoming entrance hall with carpeted flooring and doors opening into the lounge, kitchen and cloakroom. A carpeted staircase leads to the first floor of the property.

Lounge
15'8" x 10'9" (4.8 x 3.3)
Accessed from the hallway, the lounge benefits from opening into a dining area, with double glazed windows to both front and rear allowing an abundance of natural light. A stone fireplace houses an electric fire, carpeted flooring. Opens to;

Dining Room
12'5" x 9'2" (3.8 x 2.8)
The dining room is a bright and airy space, featuring a large floor to ceiling glass patio door, opening directly onto the paved patio. The room comfortably accommodates a dining table and chairs. Carpeted flooring.

Kitchen
13'9" x 7'6" (4.2 x 2.3)
Accessed from the hallway or the dining room, the kitchen houses a range of shaker style wall and base units with contrasting worktops and tiled splashbacks. space for a freestanding cooker and hob, stainless steel inset sink, room for a freestanding fridge, warm air heater, dual aspect double glazed windows and tiled flooring. A half, obscure glazed uPVC door leads out to the side of the property.

Cloakroom / W.C.
A spacious cloakroom with pedestal handbasin and low-level W.C. glazed window to the side of the property.

FIRST FLOOR

Landing
A carpeted staircase with handrail leads to the first floor landing. Doors open into two double bedrooms, a third, large single bedroom and spacious shower room.

Bedroom One
12'1" x 11'1" (3.7 x 3.4)
A well proportioned double bedroom to the front elevation with large, double glazed windows allow for a wonderfully light bedroom. Carpeted flooring, a range of fitted storage units.

Bedroom Two
12'5" x 9'6" (3.8 x 2.9)
A second, light and airy double bedroom to the rear elevation, with an attractive outlook over the back garden through the large double glazed windows, carpeted flooring.

Bedroom Three
12'5" x 5'6" (3.8 x 1.7)
A good sized single bedroom to the front of the house with carpeted flooring and large double glazed window.

W.C. Shower Room
A well presented shower room comprising of a corner shower enclosure with sliding glass doors, a pedestal wash basin, and low-level W.C. Tiled walls with a decorative boarder and frosted double glazed window. Wall mounted mirrored cabinet and chrome towel rail. Carpeted flooring.

OUTSIDE

Garden
The property benefits from a south facing rear garden comprising of a paved seating area for entertaining, a central lawn with mature shrubs and flower beds, enclosed by fencing and established planting.

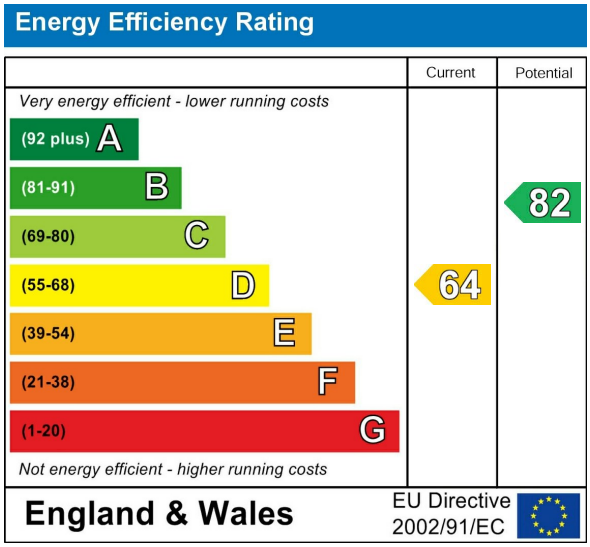
Garage
A large garage with workshop area to the rear.

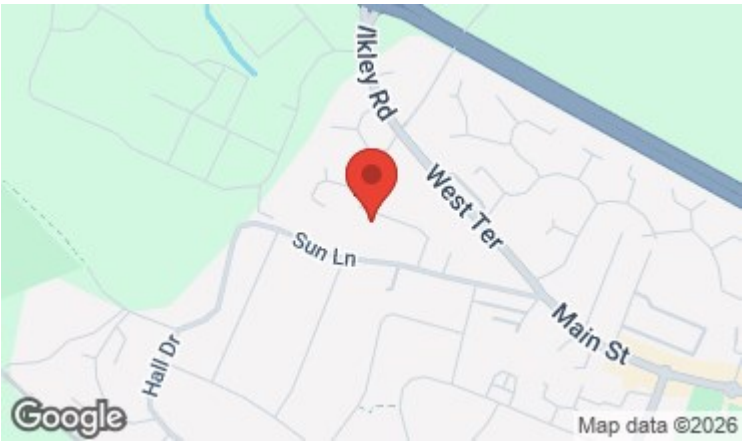
Driveway Parking
The property benefits from a block paved driveway providing ample off road parking.

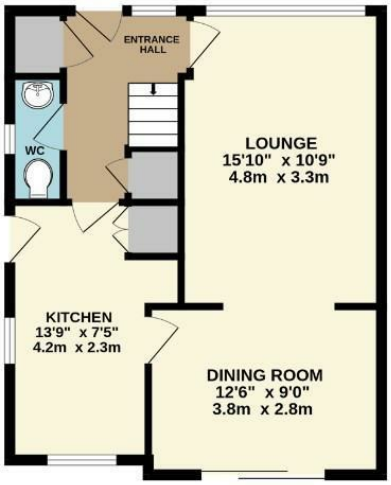
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

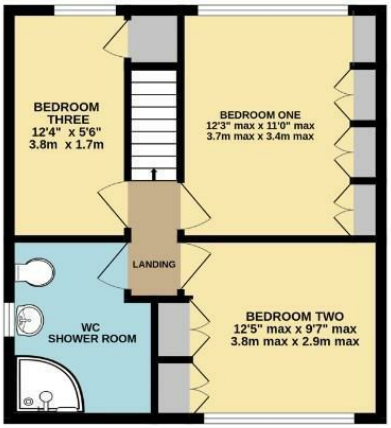
- ***No Onward Chain***
- Three Bedroom Semi Detached House
- Attractive South Facing Lawned Garden
- Separate Lounge And Dining Room
- Potential To Create A Kitchen Diner To The Rear (STPC)
- Downstairs W.C.
- Quiet Cul De Sac Location
- Walking Distance To Village Amenities, Schools And Train Station
- Council Tax Band D







GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



FIRST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 922 SQ.FT . (85.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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