

Harrison Robinson

Estate Agents



11 Whernside Lane, Burley in Wharfedale, LS29 7TW

Guide Price £685,000

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GROUND FLOOR

Reception Hall

A smart, composite entrance door with transom light opens into a welcoming reception hall, where doors lead into the living dining kitchen to the rear of the house, a spacious lounge to the front elevation, cloakroom/W.C. and useful storage cupboard. Wood effect, vinyl flooring, dado rail, ceiling light, radiator beneath radiator cover, obscure double glazed window. A return, carpeted staircase with timber balustrading leads to the first floor of the property.

Lounge

18'4" x 11'3" (5.61 x 3.43)

A beautifully presented, spacious lounge with carpeted flooring, double glazed bay window with attractive, plantation shutters and radiator. The current owners have added an attractive, recessed, log effect gas fire and beading to the walls. There is ample room for comfortable furniture.

Living Dining Kitchen

24'0" x 14'7" (7.32 x 4.45)

The real hub of this family home is the light filled, living dining kitchen across the rear of the property with double glazed patio doors with fitted blinds and side windows leading out to the rear garden. The kitchen is fitted with a range of soft grey, Shaker style cabinetry with stainless steel handles, Silestone worksurfaces and upstands and a range of integrated appliances, including electric oven and grill, fridge freezer, dishwasher and five ring, gas hob with stainless steel extractor over. A one and half bowl, stainless steel sink with chrome mixer tap sits beneath double glazed windows with plantation shutters overlooking the garden. There is ample space for a family dining table and the current owners have added a bespoke, fitted unit in the seating area incorporating shelving and cupboards. Two radiators, continuation of the wood effect, vinyl flooring, recessed ceiling lights. Door into:

Utility Room

7'0" x 4'11" (2.14 x 1.52)

With Shaker style fitted cupboards, complementary worksurface and upstands with space and plumbing for a washing machine and tumble dryer. Continuation of the vinyl flooring, extractor, recessed ceiling lights, radiator. A half obscure glazed, composite door leads out to the driveway to the side of the property.

Cloakroom / W.C.

With low-level W.C. and pedestal handbasin with chrome mixer tap and tiled splashback. Wood effect, vinyl flooring, radiator, obscure, double glazed window to front elevation. Useful storage cupboard housing the consumer unit.

FIRST FLOOR

Landing

A return, carpeted staircase with timber balustrading leads to the first floor of the property, where doors open into four bedrooms, the master benefiting from an ensuite shower room, and the three-piece house bathroom. Recessed cupboard providing useful storage, radiator beneath radiator cover.

Master Bedroom

13'5" x 11'3" (4.11 x 3.45)

A lovely double bedroom to the rear of the house with carpeted flooring, double glazed window enjoying beautiful views of the hills in the distance with plantation shutters and radiator beneath. Floor to ceiling, fitted wardrobes, attractive wall panelling and shelf, door into:

En Suite Shower Room

With low-level W.C., pedestal handbasin with chrome mixer tap and tiled splashback and shower cubicle with thermostatic shower, sliding, glazed door and neutral wall tiling. Parquet style, vinyl flooring, white, ladder style, heated towel rail, extractor. Obscure, double glazed window to side elevation.

Bedroom Two

12'0" x 8'11" (3.66 x 2.74)

A second double bedroom to the front of the property with a double glazed window enjoying open views, carpeted flooring and radiator. Useful recessed cupboard providing excellent storage.

Bedroom Three

11'3" x 9'10" (3.44 x 3.01)

A third, smaller double bedroom to the rear of the house, again with double glazed window enjoying lovely, far reaching views, carpeted flooring and radiator. Floor to ceiling fitted wardrobes, cupboards and vanity table.

Bedroom Four

13'5" x 10'4" (4.11 x 3.15)

A fourth double bedroom to the front of the property with double glazed window affording delightful, open views, carpeted flooring and radiator. Recently fitted, floor to ceiling wardrobes providing excellent storage.

Bathroom

A very well presented, three-piece house bathroom with low-level W.C., pedestal handbasin with chrome mixer tap and tiled splashback and panel bath with central, chrome mixer tap and neutral wall tiling to surround. Parquet style, vinyl flooring, tall, white, ladder style, heated towel rail, extractor, recessed spotlights. Obscure, double glazed window to side elevation.

OUTSIDE

Garden

The property benefits from a recently landscaped, delightful, rear garden with good sized area of lawn bound by smart fencing and a beautiful, large, Yorkshire stone patio, ideal for alfresco dining and entertaining with a recently added, solid timber pagoda, the perfect entertaining space. A timber gate to the side gives access to the driveway and garage. Outside tap.

Driveway Parking

A block paved driveway to the side of the property provides parking for two vehicles. A timber gate from here gives access to the rear garden.

Garage

A single garage with up and over door provides excellent storage or additional parking, if needed. Power, lighting and EV charger.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

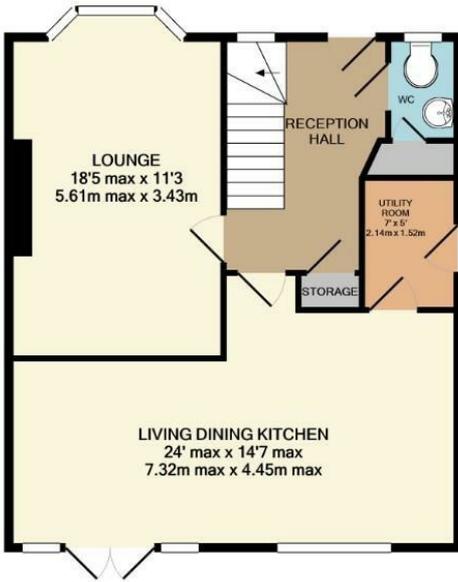
Ultrafast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

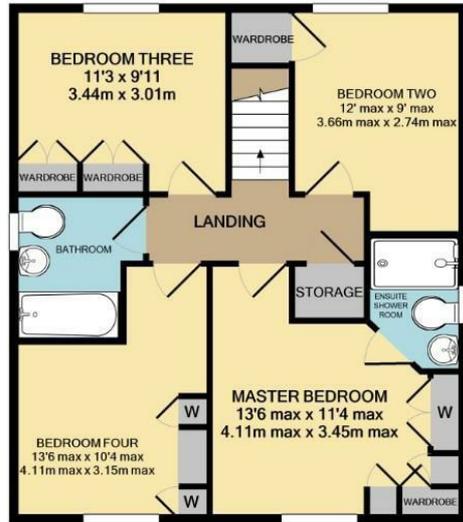
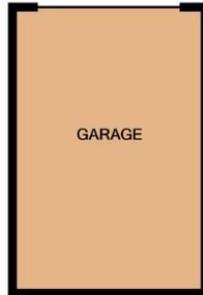


- ***No Onward Chain***
- Beautiful Four Bedroom Detached House
- Stunning Living Dining Kitchen With Patio Doors To Garden
- Contemporary Styled Lounge With Bay Window With Plantation Shutters
- Master Bedroom With En Suite Shower Room
- Delightful Far Reaching Views
- Recently Landscaped Garden With Timber Paogoda
- Driveway Parking For Two Vehicles, Single Garage With EV Charger
- Walking Distance To Village Amenities, Schools And Train Station
- Council Tax Band F

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



GROUND FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1279 SQ.FT. (118.8 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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