

# Harrison Robinson

Estate Agents



**Sandholme Bradford Road, Burley in Wharfedale, LS29 7PU**  
**£749,950**



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## GROUND FLOOR

### Reception Hall

18'2" x 10'0" (5.56 x 3.05)

A uPVC entrance door with decorative, obscure glazed panel and side windows opens into a most spacious and welcoming entrance hall. Doors lead into the lounge, second reception room/family room, cloakroom and large, living dining kitchen. Carpeted flooring, dado rail, radiator. A return carpeted staircase with timber balustrading leads up to the first floor landing.

### Lounge

17'3" x 12'10" (5.28 x 3.93)

A comfortable lounge to the front of the property with double glazed bay window affording glimpses of hills in the distance. Carpeted flooring, picture rail, ceiling rose, radiator. An open fire in a marble and timber surround is a lovely focal point to this room.

### Family Room

14'9" x 12'10" (4.52 x 3.93)

A second reception room with glazed, double doors opening into the garden room to the rear and accessed via the living dining kitchen and hallway. This is a great homely space with ample room for comfortable furniture. A log burning stove set on a stone hearth with exposed brickwork is a lovely feature of this room. Carpeted flooring, radiator.

### Living Dining Kitchen

24'0" x 18'4" (7.32 x 5.59)

Wow! The true heart of this family home is a generously proportioned living dining kitchen with a wide range of sage green cabinetry with stainless steel handles, solid wood work surfaces and up stands. Range master cooker with five ring gas, hob, stainless steel splashback and stainless steel extractor over, dishwasher, space for an American style fridge freezer. Two uPVC double glazed windows, in addition to patio doors with side windows, allow an abundance of natural light. Stainless steel sink and drainer with chrome mixer tap beneath a window overlooking the south west facing garden. Downlighting, three radiators, attractive, stone effect floor tiling. A timber, half glazed door leads to the side elevation in turn leading to the rear garden. This is a great entertaining space and one can imagine many happy times with family and friends here with doors open to the garden in warmer months.

### Garden Room

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

A lovely, light and airy garden room overlooking the delightful, rear, south west facing garden with uPVC, double glazed windows and patio doors. Wall lighting, attractive floor tiling, benefitting from underfloor heating.

### WC

With low-level w/c and wall hung hand basin with chrome mixer tap. Laminate flooring, downlighting, extractor.

## FIRST FLOOR

### Landing

A return carpeted staircase with white timber balustrading and dado rail leads to the first floor landing. Doors open into four bedrooms and the house bathroom. A second staircase leads up to the top floor of the property.

### Master Bedroom

22'6" x 12'9" (6.88 x 3.91)

A generously proportioned, impressive master bedroom with double glazed patio doors and side windows with Juliette balcony overlooking the south facing rear garden. A high ceiling accentuates the great feeling of space. Carpeted flooring, two radiators, fitted wardrobes. Two, large Veluxes with electrically operated fitted blinds, in addition to two, double glazed windows to the side elevation, allowing further natural light. Door into:

### En Suite

12'7" x 9'4" (3.86 x 2.87)

A large ensuite bathroom with low-level W.C., freestanding, deep-fill bath with freestanding, chrome mixer tap, two, ceramic, wall hung handbasins with chrome mixer taps and mirrors over and walk-in shower with thermostatic shower. Fully tiled with large neutral tiling, downlighting, extractor. Tall, chrome, ladder style, heated towel rail, obscure, double glazed window to front of the property with plantation shutters. Benefiting from underfloor heating.

### Bedroom Two

14'11" x 12'11" (4.57 x 3.94)

A large double bedroom to the front of the property with double glazed window affording a fabulous, long distance view across open fields. Floorboards, radiator, coving.

### Bedroom Three

14'9" x 12'11" (4.52 x 3.96)

A second, great sized double bedroom to the rear elevation with double glazed window overlooking the delightful rear garden with glimpses of the moor in the distance and with attractive plantation shutters. Fitted wardrobes, carpeted flooring, radiator.

### Bedroom Five

10'0" x 9'11" (3.05 x 3.04)

A small double bedroom to the front elevation with double glazed window, again with fabulous long distance views and plantation shutters. Carpeted flooring, picture rail, radiator.

### Bathroom

9'11" x 8'3" (3.04 x 2.54)

A four-piece house bathroom with low-level W.C., panel bath with central, chrome mixer tap. Hand basin set in a vanity cupboard with chrome mixer tap and separate shower cubicle with thermostatic, drench shower plus additional attachment. White, mosaic style wall tiling, complementary floor tiles, benefitting from underfloor heating, extractor, wall lights. Chrome, ladder style, heated towel rail, obscure, double glazed window to rear elevation.

## SECOND FLOOR

### Landing

A return staircase with white, timber balustrading leads up to a small, second floor landing with rooflight. Doors open into a bedroom, served by an ensuite shower room and useful, under eaves, boarded storage.

### Bedroom Four

19'1" x 12'11" (5.84 x 3.96)

A large double bedroom with double glazed dormer window to the rear affording long distance views up to the moor in addition to two Veluxes to the front elevation, again enjoying beautiful, long distance, countryside views. Character features include exposed beams and brickwork. Carpeted flooring, radiator. Door into:

### En Suite Shower Room

With low-level W.C., pedestal handbasin with chrome mixer tap, tiled splashback and shower cubicle with thermostatic shower and white wall tiling. Laminate flooring, Velux affording great, far-reaching views, chrome, ladder style, heated towel rail, recessed storage cupboard.

## OUTSIDE

### Garden

Smart fencing and a timber gate give access to the side elevation of the property, where a paved pathway leads to the rear. An area of level lawn and bamboo planting maintain privacy. The property enjoys a larger than average, level, south west facing garden predominantly laid to lawn with a good sized patio area ideal for al-fresco dining. Bound by mature hedging and trees this is a very private garden perfect for family living. Timber storage shed, attractive borders with mature planting. Outside taps, security lighting in addition to outdoor lighting. Raised beds. This is a wonderful family garden where children can play safely and adults can relax and entertain in the afternoon and evening sunshine.

### Driveway Parking

The property is well set back from the road with a tarmacadam driveway and gravelled parking areas providing ample parking for up to eight vehicles. Hedging to the front and side and mature apple tree maintain privacy and add greenery. A paved step leads to the entrance door beneath a covered area.

### Garage

A single garage with up and over door, uPVC double glazed side windows and with power, plumbing and lighting provides invaluable storage.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband available to the 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\*\*\***
- Substantial Five Bedroom Semi Detached House With Ample Driveway Parking
- Good Sized Level South West Facing Garden
- Impressive Living Dining Kitchen
- Lounge With Log Burning Stove
- Three Reception Rooms
- Delightful Master Bedroom With En Suite Shower Room
- Walking Distance To Village Amenities, Schools And Station
- Beautiful Long Distance Views
- Council Tax Band F

#### Energy Efficiency Rating

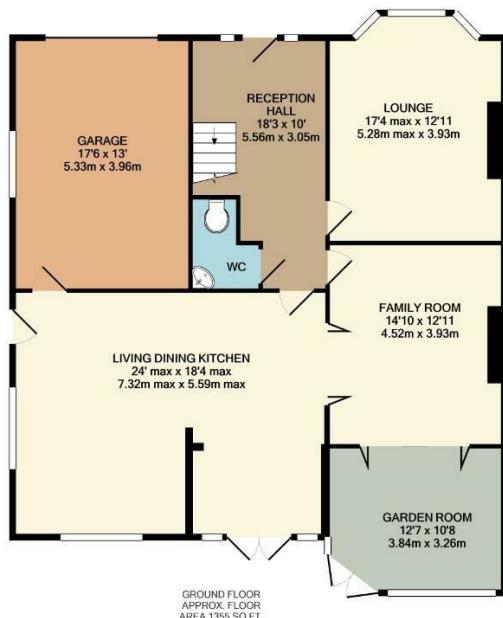
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



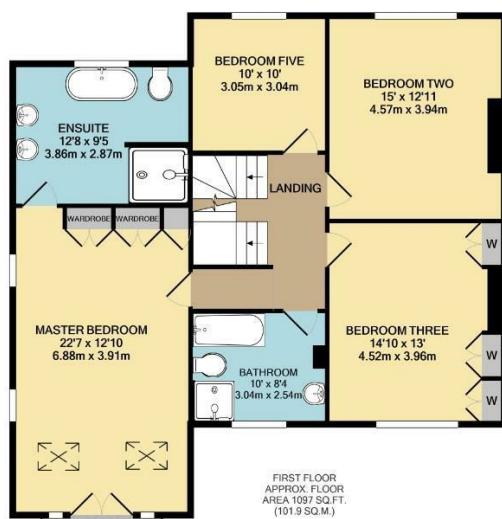
Map data ©2025



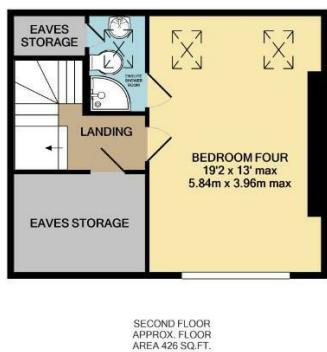
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1355 SQ.FT.  
(125.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1097 SQ.FT.  
(101.9 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2877 SQ.FT. (267.3 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. 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.