

# Harrison Robinson

Estate Agents



**14 Great Pasture, Burley in Wharfedale, LS29 7DD**

**£535,000**

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# 14 Great Pasture, Burley in Wharfedale, LS29 7DD

## £535,000



### GROUND FLOOR

#### Entrance Hall

A beautiful, hardwood front entrance door with brass fittings and small, decorative, leaded, glazed panel opens into a welcoming hallway with lovely, Victorian style, tiled flooring. Traditional style radiator and space to hang coats. A broad, carpeted, return staircase with traditional stair rods leads to the first floor. A door opens into:

#### Sitting Room

A charming reception room of wonderful proportions. A large, timber framed, double-glazed window with Colonial style shutters overlooks the lovely, private garden to the front elevation and affords a delightful view towards the moors. Not only does one appreciate the beauty of the Wharfe Valley landscape here, but one is also very much aware of this property's special location close to the heart of Burley in Wharfedale village. A cast iron, log burning stove sitting on a slate hearth creates a lovely, focal point. Coving and a ceiling rose enhance the characterful atmosphere. Solid oak flooring, traditional style radiator and TV point.

#### Dining Kitchen

A half-glazed, timber door opens into the beautiful, bespoke, fully fitted kitchen boasting an extensive range of stylish wall and base cupboards with complementary solid wooden worksurfaces over with attractive, tiled splashback. The cottage feel comes across in the charming plate rack and oak shelving. Integrated appliances include a Bosch electric oven with Bosch five burner stainless-steel gas hob over, a Bosch dishwasher, a fridge/freezer and a wine fridge. A Franke composite sink with drainer and traditional style, monobloc tap sits beneath a timber framed, double-glazed window offering a delightful view over the lovely, rear patio, garden and the countryside beyond. Three Velux windows and a further timber framed, double-glazed window enhance the bright atmosphere. Engineered, oak flooring, traditional style radiator, under pelmet lighting and downlighting. Room for a large, family dining table. A cupboard houses the recently serviced Worcester central heating boiler. Space and plumbing for a washing machine and space for a tumble drier. French doors lead out onto the rear patio and garden.

#### Pantry

A good-sized, traditional and most useful pantry with fitted shelving. Room to hang coats and store footwear.

### FIRST FLOOR

#### Landing

Stairs lead up to a spacious, carpeted landing with access to two double bedrooms and the house bathroom. A door from the principal landing opens onto a further small landing area from which the wide, carpeted return staircase continues leading up to the second floor. A most charming, circular, timber framed, double-glazed window is a lovely feature whilst allowing further light in from the south and providing another opportunity to savour the wonderful view!

#### Bedroom Two

A generously proportioned, double bedroom to the front of the property. Light

floods in through the timber framed, double-glazed window, which affords a stunning view towards the moors. Bespoke, contemporary, fitted wardrobes, carpeted flooring, radiator and TV point.

#### Bedroom Three

A third double bedroom, this time to the rear of the property, enjoying yet more magnificent views of the surrounding countryside. Carpeting and radiator.

#### Bathroom

A stunning, four-piece house bathroom comprising a panel bath with traditional style taps, a large, walk in shower with bi-fold, glazed door and mains shower with traditional style fittings, an attractive, vanity washbasin with traditional style taps and double cupboard underneath and a low-level w/c. Beautiful, Victorian style, tiled flooring, traditional style radiator and downlighting. Fully tiled around the shower and half-tiled elsewhere. A UPVC, double-glazed window affords a beautiful view over the surrounding countryside.

### SECOND FLOOR

#### Master Bedroom

A fabulous, good-sized, double bedroom, which benefits from an en-suite shower room, also making it an ideal guest room. Three large Velux windows with fitted, blackout blinds allow the natural light to flood in. Carpeting, radiator, downlighting and under eaves storage to both elevations.

#### En Suite Shower Room

A smartly presented, modern shower room comprising of a walk-in shower cubicle with bi-fold, glazed doors and mains shower, a wall hung washbasin with monobloc tap and tiled splashback and a low-level w/c. Chrome ladder towel radiator, ceramic tiled flooring and extractor fan. Fully tiled around the shower with matching floor tiling. Useful, fitted wall shelving. A Velux window allows the natural light to flood in.

### OUTSIDE

#### Garden

A wrought iron gate opens onto a Yorkshire stone pathway leading to the front entrance door. The front garden is mainly laid to lawn, south facing and also very private, courtesy of the tall hedging to all sides. A Yorkshire stone patio is an ideal spot to sit and enjoy a cuppa or a glass of your favourite tippie in the sunshine. Timber shed, log and bin store cater well for storage. To the rear of the property lies the 'jewel in the crown', a delightful level, lawned garden with two patio areas positioned to catch the sun at different times of day and make the most of the beautiful, countryside views and the tranquillity of this very special location. A border provides established planting. Privacy is maintained by fencing. A few steps down at the end of the garden lead to an area of Astro turf.

#### Parking


There is space to park two cars at the front of the property.

### UTILITIES AND SERVICES

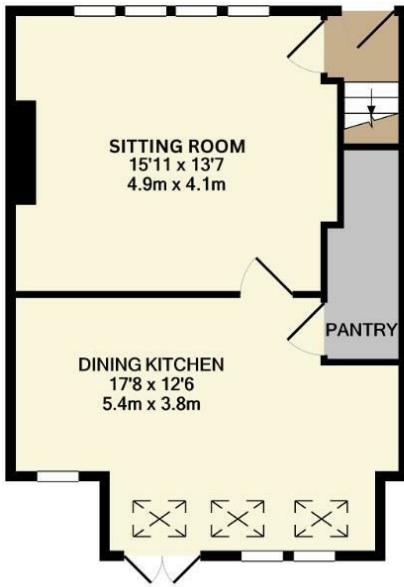
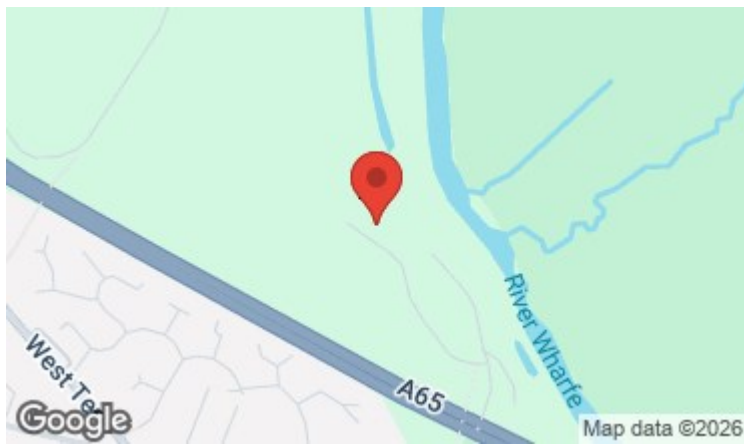
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



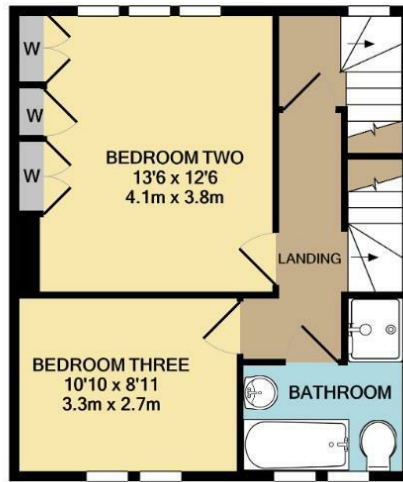
- Three Bedroom Stone Built Mid Terraced Cottage
- Characterful and Charming Property
- Beautifully Maintained and Immaculately Presented
- Sitting Room With Log Burning Stove
- Spacious Dining Kitchen
- Master Bedroom En Suite And Stunning Four-Piece House Bathroom
- Fabulous Countryside Views
- Delightful Gardens To Both Elevations
- Close To Village Amenities Including 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>		79
(55-68) <b>D</b>	62	
(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 	

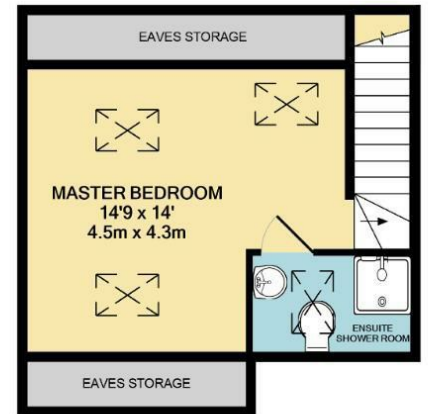




GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.8 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



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.