Harrison Robinson

Estate Agents



# 81 Main Street, Burley in Wharfedale, LS29 7BU

## Offers In The Region Of £299,950

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## GROUND FLOOR

### Lounge / Dining Room
18'8" x 10'9" (5.7 x 3.3)
A composite entrance door with glazed panes and transom light opens into a dual aspect lounge with tall windows with plantation shutters, enjoying a view of the village church. Attractive, wood effect, vinyl flooring, deep window sill, radiator. There is space for a dining table, open to a well presented kitchen. Stairs with white balustrading lead down to the utility room.

### Kitchen
10'9" x 10'5" (3.3 x 3.2)
Fitted with a range of soft grey cabinetry with complementary worksurfaces incorporating a small breakfast bar with upstands and attractive tiling to splashback. Appliances include electric oven, four ring hob, fridge freezer, dishwasher and microwave. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the side elevation. Continuation of the wood effect flooring, radiator, door to hallway.

### Hall
With tiled flooring, radiator and hooks for coats, A half glazed timber door leads to the rear of the property. Downlighting, a carpeted staircase to leads to the first floor. Door into:

### Cloakroom
Beautifully presented with low level W.C with concealed cistern, handbasin with chrome tap set in a bespoke vanity cupboard and attractive wall tiling. Wood effect vinyl flooring, downlighting, extractor.

## LOWER GROUND FLOOR

### Utility Room
11'5" x 10'5" (3.5 x 3.2)
A most useful room providing excellent storage with power, lighting and space for appliances. Stainless steel sink and drainer with chrome mixer tap.

### Store
6'2" x 5'10" (1.9 x 1.8)
A great room, ideal for storage accessed from the utility room.

## FIRST FLOOR

### Landing
A carpeted staircase leads to the first floor landing where doors open into the beautiful, four-piece house bathroom and a dual aspect double bedroom, currently arranged as a lounge. A further staircase leads to the second floor, useful storage cupboard.

### Bedroom One / Lounge
12'1" x 11'9" (3.7 x 3.6)
A lovely, light and airy dual aspect room enjoying village views, currently arranged as a lounge with carpeted flooring and radiator. Double glazed windows with attractive plantation shutters.

### Bathroom
A fantastic, four-piece house bathroom with low level W.C., handbasin with chrome mixer tap set in a bespoke vanity unit and deep-fill bath with telephone style shower attachment. Separate, walk-in shower with thermostatic drench shower with attractive wall tiling and fixed, glazed screen. Wood effect flooring, double glazed window, white, ladder style heated towel rail, extractor.

## SECOND FLOOR

### Landing
A return, carpeted staircase leads to the second floor of the property where a small landing leads to bedroom two and a further room, which provides great storage and could be used as a bedroom.

### Bedroom Two
11'9" x 10'9" (3.6 x 3.3)
With carpeted flooring, radiator and double glazed window. Exposed stonework and beam add to the character.

### Bedroom Three / Storage
13'9" x 11'5" (4.2 x 3.5)
With carpeted flooring, radiator and two rooflights. Exposed, painted beams. This room provides excellent storage and could possibly be configured to create a bedroom.

## OUTSIDE

### Parking
There is off road parking to the rear of the house where a stone pathway leads to the rear entrance of the cottage.

## 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.

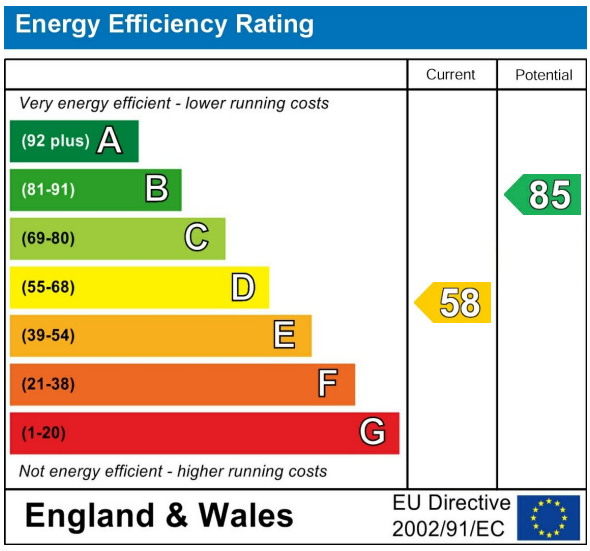








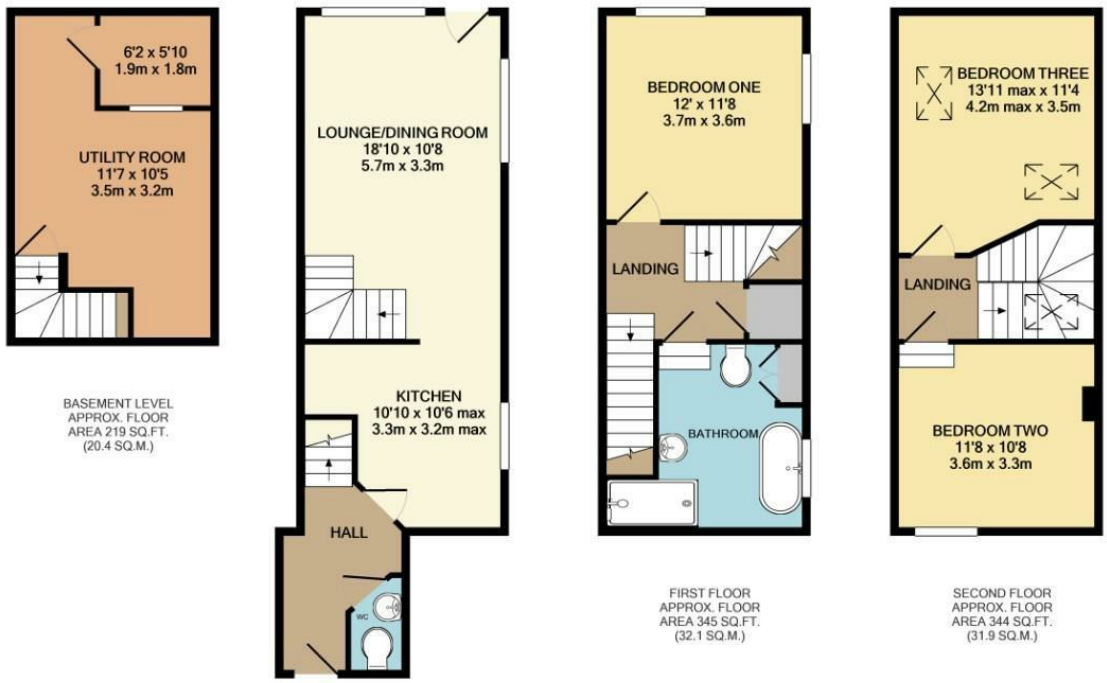

- ***No Onward Chain***
- Two Double Bedroom Grade II Listed End Terrace
- Newly Installed Kitchen And Bathroom
- Immaculate Open Plan Living Accommodation
- Southerly Aspect To Rear
- Convenient Central Village Location
- Off Street Parking To Rear
- Useful Lower Ground Floor Utility Room
- Walking Distance To Schools And Train Station
- Council Tax Band C












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TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (121.9 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.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk