

Harrison Robinson

Estate Agents



206 West Terrace, Burley in Wharfedale, LS29 7HS

£220,000

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GROUND FLOOR

Entrance Hall

A UPVC half-glazed door with obscure glazed panel opens into a small entrance hall with fitted doormat and radiator.

Lounge

11'11" x 11'3" (3.65 x 3.43)

A welcoming and spacious sitting room - a lovely environment in which to greet family and friends. With carpeted flooring, radiator and fitted cupboard to one alcove. A large fireplace with exposed stonework and stone hearth creates a fabulous focal feature to this room. A large double-glazed window to the front of the property allows the natural light to flood in. A door opens into the dining kitchen to the rear of the property.

Dining Kitchen

13'2" x 7'8" (4.03 x 2.36)

Immaculately presented, a light and airy dining kitchen to the rear of the property. Fitted with a range of wooden fronted cabinetry with stainless-steel bar handles and complementary laminate work surfaces over with attractive tiling to the splashbacks. Appliances included are an integrated Zanussi stainless-steel electric oven with four ring, gas hob and chimney hood and extractor over, an Indesit washing machine and a Bosch fridge/freezer. A stainless-steel sink and drainer with chrome mixer tap sits beneath a large double-glazed window overlooking the charming rear garden. Stylish, herringbone design, vinyl flooring, radiator, downlighting and space for a small dining table. An exposed stone wall is a lovely feature. Storage space is provided in a large understairs cupboard. A half-glazed UPVC door leads out to the rear garden and allows further natural light. The Worcester Bosch central heating boiler is wall-mounted in the kitchen and has been regularly serviced.

FIRST FLOOR

Landing

A carpeted landing with doors opening into the two bedrooms and the house bathroom. A loft hatch provides access to a part boarded loft space.

Bedroom One

12'2" x 9'10" (3.71 x 3.02)

This spacious, double bedroom enjoys pleasant far reaching views through a double-glazed window to the front of the property. Carpeting, radiator and useful, fitted storage cupboard with clothes rail.

Bedroom Two

8'0" x 6'7" (2.46 x 2.03)

A second great-sized bedroom, this time to the rear of the property, again enjoying delightful countryside views. Radiator and carpeting.

Bathroom

Fitted with a modern, white suite consisting of a P-shaped, panel bath with mixer tap and glazed screen and mains shower over, a pedestal wash basin with mixer tap and a low-level w/c. Wood effect, vinyl flooring, extractor fan and chrome ladder towel radiator. White tiling with blue accent tiles.

OUTSIDE

Garden

The property enjoys a delightful garden, mainly paved for low-maintenance with a raised decked terrace to the rear providing ample room for flowering pots and outdoor furniture to enjoy alfresco dining and entertaining. Fencing and stone walling maintain privacy. A timber shed affords great storage.

Parking

There is the option to park directly outside the property overnight as well as a residential parking permit available.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

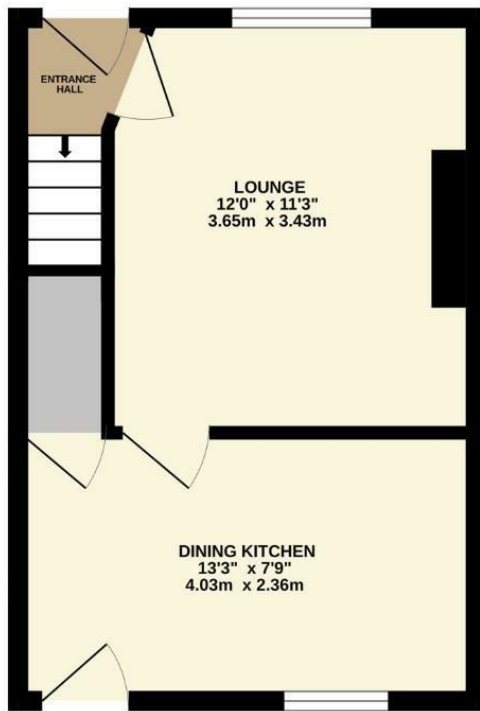
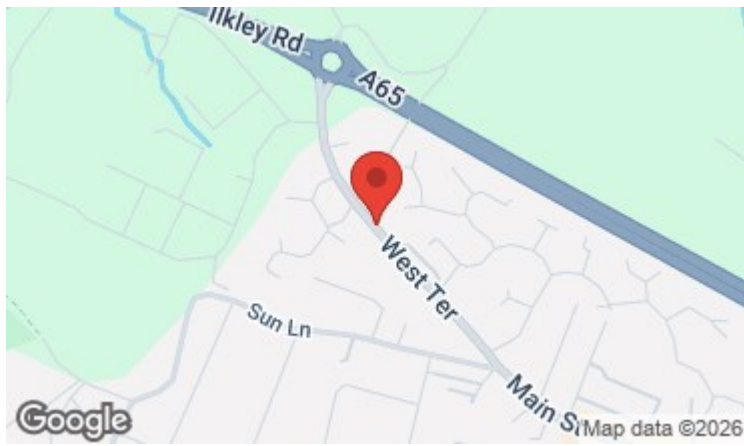
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



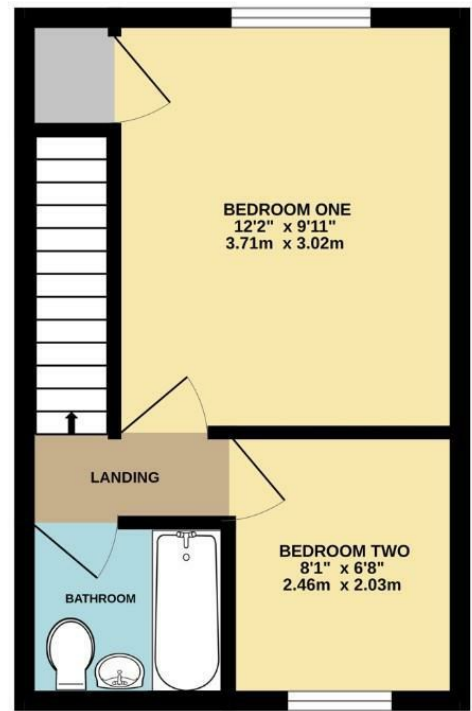
- *** No Onward Chain ***
- Two Bedroom Mid Terraced Property
- Very Well Presented Throughout
- Retaining Character Features
- Modern Dining Kitchen With Garden Access
- Spacious Sitting Room With Original Fireplace
- Good-Sized Rear Garden
- Lovely Far Reaching Views
- Walking Distance To Excellent Schools, Train Station And Village Amenities
- Council Tax Band B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



FIRST FLOOR
248 sq.ft. (23.0 sq.m.) approx.

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TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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