

# Harrison Robinson

Estate Agents



**5 The Mews Burley Court, Burley in Wharfedale, LS29 7DZ**  
**Price Guide £295,000**

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# 5 The Mews Burley Court, Burley in Wharfedale, LS29 7DZ

## Price Guide £295,000



### GROUND FLOOR

#### Entrance Hall

A smartly presented, sturdy, half-glazed timber door opens into a welcoming entrance hall with carpeted staircase leading to the first floor. Practical, tiled flooring, downlighting, alarm pad.

#### Living Kitchen Dining Room

18'4" x 16'11" (5.59 x 5.18)

A fabulous, open plan living kitchen dining space, immaculately presented in a wonderful, contemporary style. stunning, bespoke Clarity Arts fitted kitchen with complementary Corian worksurface and upstands. Ample storage is provided in base and wall cupboards with Siemens integrated appliances including an electric oven with stainless-steel gas hob and stainless-steel chimney hood and extractor over, a slimline dishwasher, a fridge freezer and a washer/dryer. A stainless-steel sink with drainer and monobloc tap sits in front of twin, timber framed, sash style, double-glazed windows with bespoke Colonial shutters to half height offering a pleasant, leafy view. A further window to the front elevation is fitted with the same stylish, fitted shutters. Continuation of the ceramic flooring, downlighting and radiator. Room for a sofa and small, dining table. Two useful cupboards provide extra storage space. This is a lovely environment in which to relax and entertain.

### FIRST FLOOR

#### Landing

A carpeted return staircase leads up to a carpeted landing with access to the main bedroom and bathroom. A further staircase leads up to the second floor. Downlighting, radiator and alarm pad.

#### Bedroom Two

16'9" x 13'10" (5.13 x 4.22)

A spacious, double bedroom benefitting from two windows, one sash style with bespoke shutters to the rear and a charming, circular window to the front elevation, a lovely feature. Deep sills and skirting lend character and combine beautifully with the contemporary decor of this room. Carpeting, downlighting and radiator.

#### Bathroom

A stylish, luxury, modern bathroom, comprising of a bath with thermostatic shower over with glazed shower screen, low-level w/c and wall-mounted washbasin with monobloc tap. Fully tiled to the walls and floor in neutral tones. Wall-mounted, chrome, ladder,

towel radiator, downlighting and extractor fan. A wall mounted, mirrored cabinet provides useful storage. A large, sash style window with opaque glazing allows for ample natural light.

#### Bedroom One

18'2" x 9'8" (5.56 x 2.97)

A door from the landing opens onto a carpeted staircase leading to the second floor bedroom. This is a further good-sized, double bedroom with a long Velux window allowing for ample natural light. Carpeting, downlighting and radiator. Room for a double bed and a few items of furniture including a desk. This could also be a great spot for anyone working from home. Useful under eaves storage.

### OUTSIDE

There is a charming, cobbled area to the front of the property with room for a small table and chairs and some colourful pots. There are two allocated parking spaces found to the front of Burley Court, just a very short walk to the property.

#### Allocated Parking

There are two allocated parking spaces found to the front of Burley Court, just a short walk to the property.

#### Outside Space

There is a cobbled area to the front of the property which is a communal space., however our vendors advise that there are no restrictions on placing some outdoor furniture here, if desired.

### NOTES

We are advised by our vendors that there is an annual service charge for the maintenance of the communal grounds which is £1176.00. 50% is paid in January-June and the other 50% in June-December which has just been paid.

### UTILITIES AND SERVICES

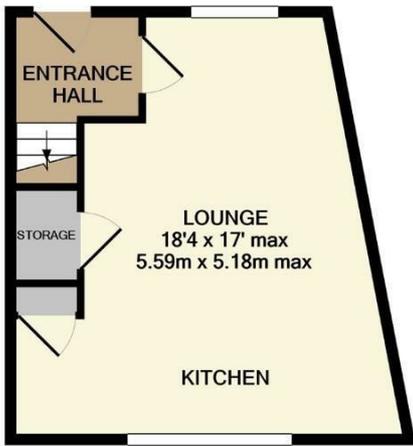
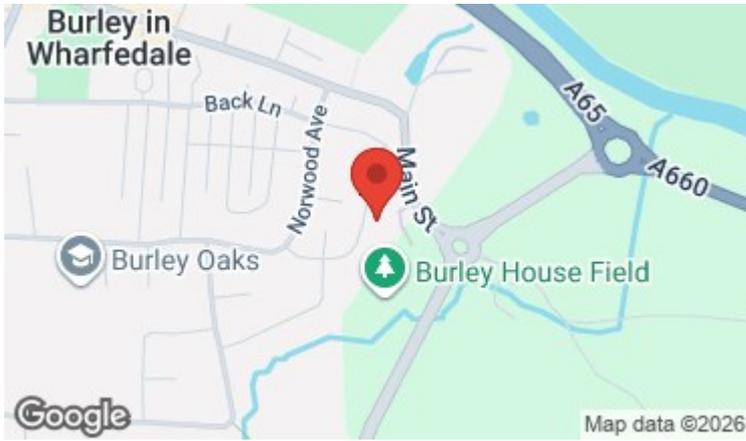
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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

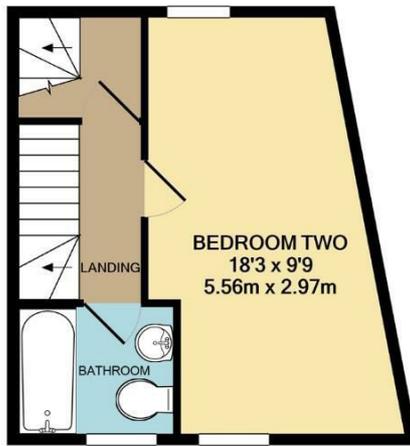


- **\*\* NO ONWARD CHAIN \*\***
- Charming Grade II Listed End Mews Cottage
- Two Double Bedrooms
- Open Plan Living Dining Kitchen
- Ideal 'Lock Up And Leave' Property
- Quality Fitted Kitchen
- Two Allocated Parking Spaces
- Exclusive Village Development
- Close to Local Amenities And Transport Links
- Council Tax Band D

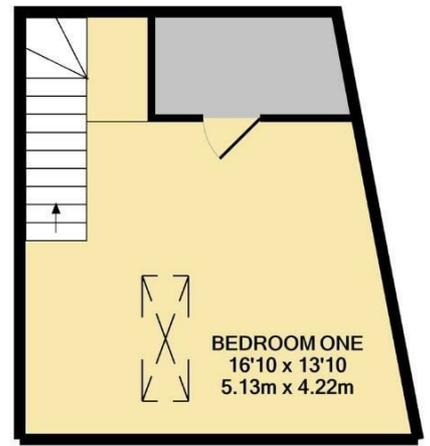
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.