

Harrison Robinson

Estate Agents



26 Long Meadows, Burley in Wharfedale, LS29 7RX

£765,000

 4  2  3  D



26 Long Meadows, Burley in Wharfedale, LS29 7RX

£765,000



GROUND FLOOR

Reception Hall

A composite door with three obscure glazed panels and tall, adjacent obscure side panel opens into a spacious and welcoming entrance hall with room for several items of furniture. Oak flooring, decorative corning, radiator and downlighting. A carpeted staircase with white spindle balustrade leads to the first floor. This is a wonderful environment in which to greet family and friends. Double oak panelled doors with glazed panels open into:

Lounge

17'3" max x 12'0" max (5.26 max x 3.66 max)

A beautifully presented, well proportioned lounge benefitting from a bay window with plantation shutters providing a lovely open aspect and view over the front garden. A cast iron log burning stove with oak mantelpiece over and granite hearth is an attractive focal point to the room. Continuation of the oak flooring, decorative corning, two radiators and TV point.

Family Room

15'1" x 7'8" (4.62 x 2.34)

A contemporary oak door opens into this great-sized family room with oak flooring, downlighting, radiator and TV point. A window fitted with shutters matching those of the lounge affords a leafy outlook.

Living Dining Kitchen

21'9" max x 19'6" max (6.65 max x 5.95 max)

The real hub of this home is the beautiful, extended living dining kitchen with bi-fold doors fitted with integral blinds leading out to the fantastic, landscaped, rear garden. The kitchen is fitted with a range of matt off white base and wall units with quartz worksurfaces and upstands over with glass splashback. A large central island with complementary dark grey cabinetry, quartz work surface and breakfast bar seating area with solid wooden work surface is a fantastic spot to sit and have a chat and a coffee. Integrated appliances include two Siemens electric ovens, a Siemens microwave combination oven with plate warmer section, a Siemens dishwasher, a fridge and freezer, a double wine fridge and an induction hob with ceiling mounted extractor over. A one and a half bowl, inset stainless steel sink has a chrome sprinkler mixer tap. Downlighting, oak flooring with underfloor heating and TV point. Space for a large dining table and a sofa and armchair with ample natural light flooding through a bank of three Velux windows including one electronically controlled, a tall side window and the bi-fold doors. What a superb environment in which to relax and entertain.

Study

14'11" x 6'7" (4.57 x 2.03)

A most useful and highly flexible space. Currently used as a study but this could easily serve as a boot room as there is plenty of room for storage beyond that which is already generously provided in the form of a cloaks cupboard with double doors and a good-sized under stairs storage cupboard. Continuation of the oak flooring, contemporary vertical radiator and downlighting. Window to the side elevation with fitted blind.

Utility Room

9'6" x 6'3" (2.91 x 1.91)

A good-sized utility room fitted with stylish, contemporary base and wall units with quartz work surface and upstands over and incorporating a stainless-steel one and a half bowl sink with monobloc tap sitting beneath a large double-glazed window with fitted blinds, which affords a pleasant view over the rear garden. Space and plumbing for a washing machine and tumble drier. Integral under counter fridge. Downlighting, radiator and a composite half-glazed door with obscure glazed panels leads out to the side of the property.

WC

Fitted with a contemporary, white suite to include a vanity washbasin with monobloc tap and low-level w/c. A fitted cupboard houses an Ideal central heating boiler. A double-glazed window with obscure glazing and fitted blind allows ample natural light. Contemporary radiator and vinyl, tile effect flooring.

FIRST FLOOR

Landing

A broad, carpeted staircase and white timber balustrading leads up to the spacious first floor landing, where doors open into four bedrooms and the house shower room. A recessed cupboard housing the hot water tank and with useful shelving provides great storage. Radiator and two double glazed windows to the front elevation allow natural light and afford lovely leafy views and stunning views up to the moor. Loft hatch with fitted ladder.

Master Bedroom

15'7" max x 12'0" max (4.77 max x 3.66 max)

A spacious, double bedroom with double-glazed window with plantation shutters, again enjoying wonderful, far reaching views, carpeted flooring and contemporary radiator. Fitted with floor to ceiling stylish wardrobes. Door into:

En Suite

A lovely, contemporary four-piece en suite bathroom complete with low-level w/c, vanity wash hand basin with chrome mixer tap and tiled splashback, a large walk-in shower with overhead drench shower and separate hand-held shower attachment with glazed screen and wall mounted controls and a deep fill bath with central mixer taps. Attractive wall tiling and floor tiling. Wall-mounted, contemporary radiator, downlighting and obscure double-glazed window.

Bedroom Two

14'0" x 10'1" (4.29 x 3.08)

A great-sized, double bedroom with double-glazed window overlooking the beautiful, rear garden. Carpeted flooring, radiator and ample room for bedroom furniture.

Bedroom Three

10'11" x 8'11" (3.33 x 2.72)

A double bedroom to the rear of the property with double-glazed window overlooking the beautiful garden. Carpeted flooring and radiator.

Bedroom Four

10'5" max x 10'2" max (3.18 max x 3.10 max)

A double bedroom to the rear of the property benefitting from fitted wardrobes. Double-glazed window, carpeted flooring and radiator.

WC Shower Room

A contemporary style house shower room with low-level w/c, vanity wash hand basin with chrome mixer tap and tiled splashback and walk-in shower with glazed screen and mains drench shower over with separate hand held shower attachment. Recessed shelf. Downlighting and extractor fan. Contemporary, wall mounted radiator. A double-glazed window with obscure glazing and fitted blinds allows for ample natural light.

Garage

16'11" x 8'11" (5.18 x 2.70)

A great-sized, integral garage with power

OUTSIDE

Gardens

To the front the property is well set back from the road with a lovely lawned fore garden with attractive shrubs and trees adding to the kerb appeal. Smart fencing to the side of the driveway maintains privacy. To the rear the property benefits from a delightful, spacious garden with a good-sized, level lawn area with attractive, mature borders and a paved patio seating area, ideal for outdoor furniture. Smart fencing maintains privacy. This is a wonderful garden, well suited to family life and safe for children to play.

Driveway Parking

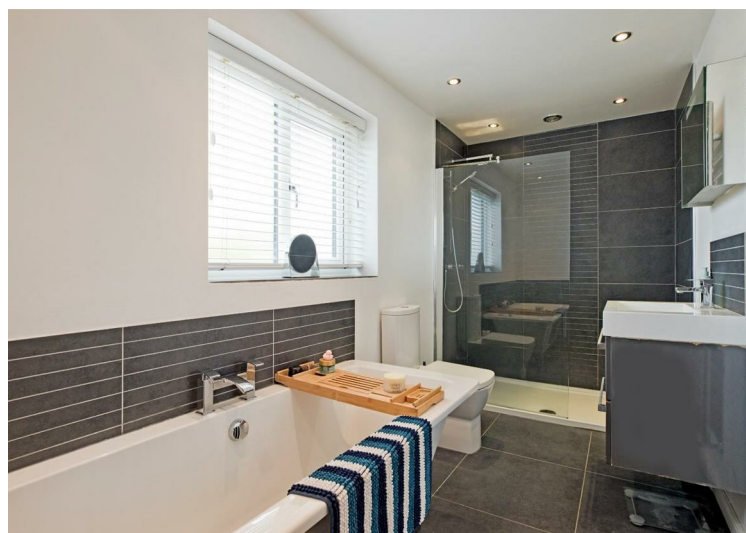
There is ample off road parking to the front of the property with a tarmac driveway providing parking for up to two vehicles. A paved pathway leads around the side of the property, via a wooden gate, to the rear garden.

UTILITIES & SERVICES

The property benefits from mains gas, electric and drainage.

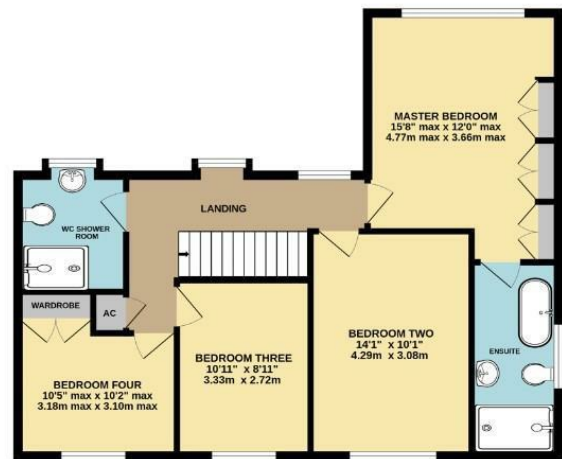
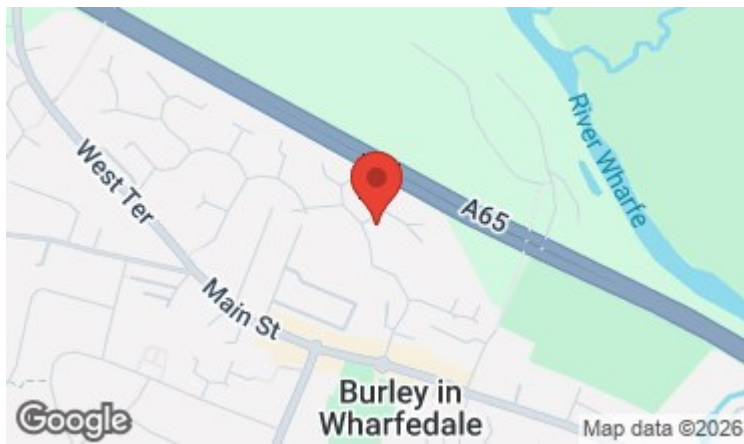
Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage where it is shown that Ultrafast Broadband is available to the property.

Tel: 01943 968 086



- Four Double Bedroom Detached Family Property
- Extended Living Dining Kitchen With Bi-Fold Doors
- Two Further Reception Rooms
- Master Bedroom With Four Piece En Suite
- Contemporary House Shower Room
- Garage & Ample Driveway Parking
- Delightful Level Rear Garden
- Central Village Location
- Walking Distance to Excellent Primary Schools & Train Station
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



**Harrison
Robinson**

Estate Agents

TOTAL FLOOR AREA : 1857 sq.ft. (172.6 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.

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