

- Three bedroom semi detached property
- Large lounge opening to dining room.
- Fitted kitchen.
- Driveway and garage.
- Spacious bathroom with separate shower/bath.
- Enclosed, private rear garden.
- Attic room with Velux window.
- Sought after Burley in Wharfedale location.

Set nicely back behind a neat front garden, this semi-detached property also has plenty of off-road parking. The rear garden is gorgeous, very private with a patio and lawn, it is the perfect place to relax after a hard day's work.

The main entrance to the property is to the front of the house. Upon entering there is a generous entrance hall with the lounge to the right. The lounge feels spacious and light, plenty of room for a large lounge suite, and with double glass doors opening through to the dining room, this is a great space for entertaining.

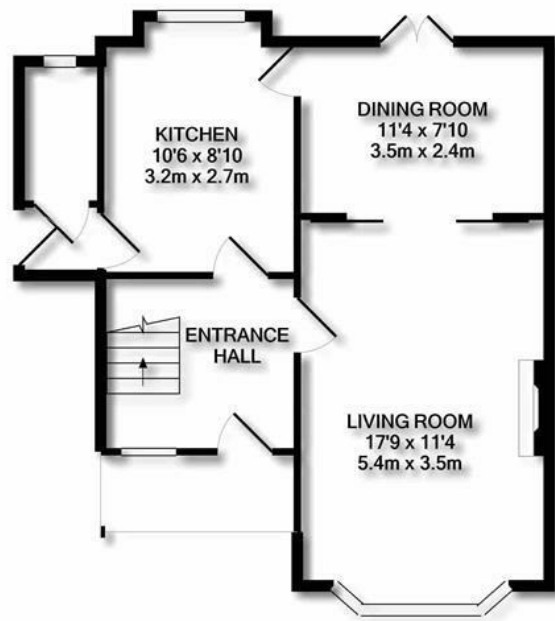
The kitchen although not brand new is completely functional, in time it could be knocked through to the existing dining room to create a fabulous kitchen /diner- in line with today's open-plan trends, subject to the necessary permissions of course.

Upstairs to the first floor there is a landing with access to the three bedrooms and bathroom. Two of the bedrooms are really good doubles with built-in wardrobes- you can never have too much storage space! And the third is a genuine single, not just a box room. The bathroom is really spacious with a separate bath and shower.

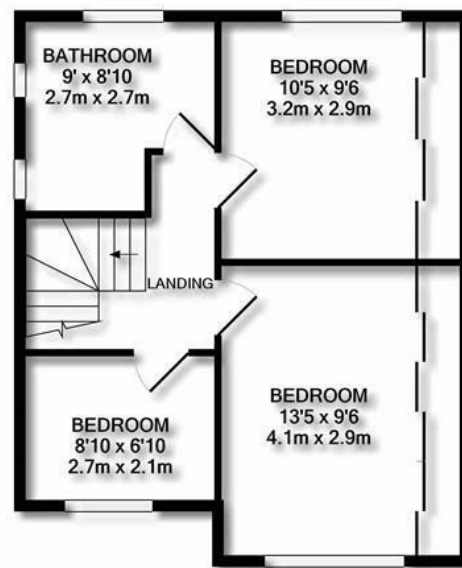
Another added bonus is the boarded loft with a Velux window- although not officially a room as there isn't a permanent staircase, the current owner uses it as an office. Currently a great bonus space with the possibility of making it a fourth bedroom- subject to the necessary permissions.

This house has a warm homely feel, ready to move straight to, but with lots of possibilities to add more space, it's brilliant location makes it ideal for a couple or family.

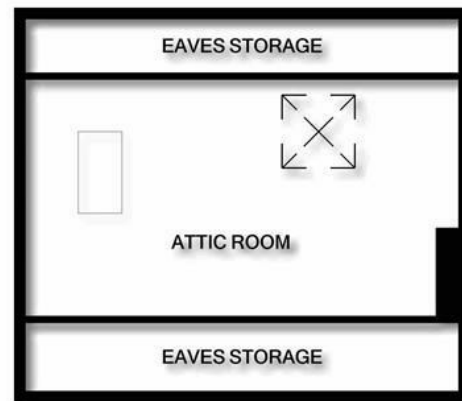




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.  
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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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