



- 4 bedroom semi detached property.
- Spacious/light open plan Living/dining room.
- Fully fitted kitchen.
- Second reception room.
- Downstairs cloakroom.
- Ensuite and house bathroom.
- Garage and driveway.
- Superb, private, well established large garden.
- Chain free.

Situated in the sought after village of Burley in Wharfedale, on a cul-de-sac, this is a quiet and convenient spot. The front garden sets the property back nicely with a driveway and a single garage, so plenty of room for cars or storage, which every family needs.

Entering the property to the front door and through then to the entrance porch, which is a bright and welcoming space. Through then into the superbly spacious lounge, which beautifully light due to the large picture window, with pleasant views over the front garden.

The lounge opens onto a really pleasant dining space, the light is superb because of the dual aspect of this space as well as the velux windows above and the patio doors. This must be a really pleasant space to enjoy a family meal on a warm day, with the doors open, bringing in the superb garden views.

The kitchen is well fitted with space and plumbing for all necessary appliances, there is a great opportunity to either knock down some walls to create an open plan kitchen diner, or do a single storey extension with bi-folding doors onto the garden- you could create a real WOW space- a hub to this family home. This generous plot size will certainly accommodate a sizeable extension (permission granted- of course).

A second dining room is also located off the kitchen, this is a versatile space, it could also serve as a great home office or playroom perhaps.

Completing the accommodation on the ground floor is a downstairs cloakroom, a must have in any family home.

Upstairs to the first floor there are four bedrooms, one with ensuite and a family bathroom. Three of the bedrooms are doubles, the master with plenty of built wardrobes. The fourth bedroom is a good single, not a box room in sight!

The house bathroom is fitted with a modern white suite, with a bath with shower over, it is a perfectly practical and well proportioned space.

There are generous gardens to the front and rear of the property. The rear garden is a surprisingly good size, it is clear to see the current owners are fabulous gardeners, the borders and beds are beautifully stocked with flowers and shrubs, there's even a greenhouse- a real taste of the good life!

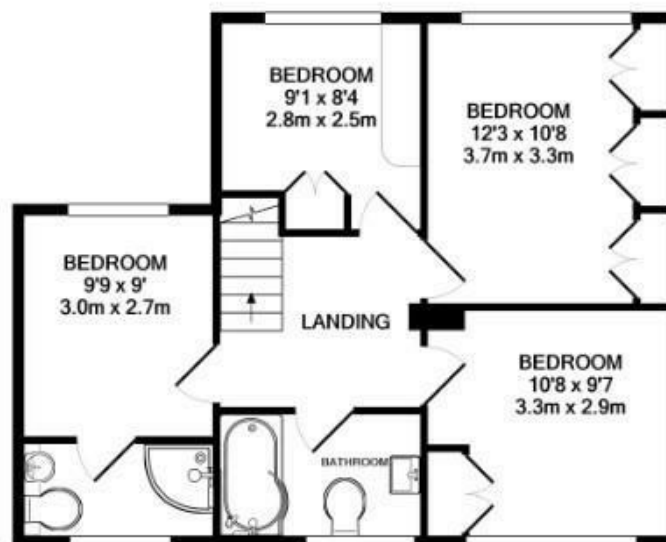
There is a large patio area, so when the sun is out, you will be basking. There is also a large lawn area, perfect for children to burn off a bit of energy.

This property is already a great family home and it may suit your needs, just as it is. It is in a very convenient location and you only need to look around at neighbouring properties to see the potential for further expansion should you wish!





GROUND FLOOR
APPROX. FLOOR
AREA 767 SQ.FT.
(71.2 SQ.M.)

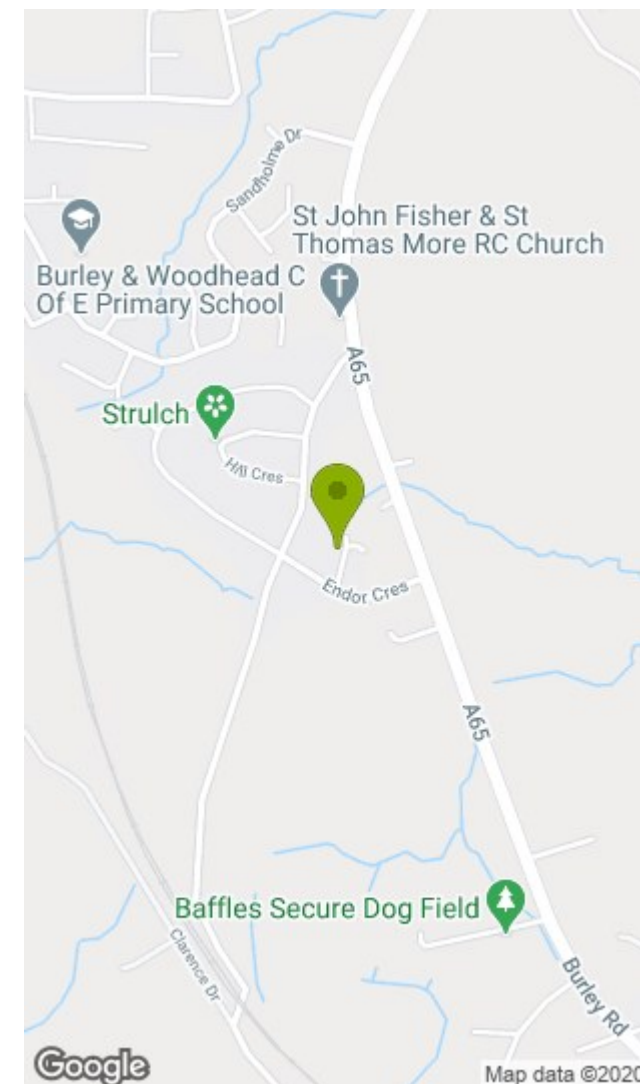


1ST FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1316 SQ.FT. (122.3 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

