



Wrexham Road, Burley In Wharfedale, LS29 7LS
£695,000

E&H Holmes
ESTATE AGENTS

Situated in a most sought after private road in the desirable village of Burley in Wharfedale, this immaculately presented four bedroom semi-detached family home has been significantly improved and extended by the current owners to provide modern living in well proportioned, flexible accommodation. Having been stylishly modernised throughout, the property benefits from a contemporary living/dining kitchen at the heart of the home, along with a separate lounge, spacious master bedroom with four piece ensuite, large detached garage with converted area for study/storage/kids hideout, ample off street parking and a South Westerly facing rear garden. Ideally suited to modern family living.

The accommodation spread over two floors, in brief comprises of: Entrance reception hall, cloakroom, living dining kitchen, lounge, utility room, study/playroom/bedroom four to the ground floor. On the first floor landing, master bedroom with ensuite, two further double bedrooms, loft hatch and house bathroom. Externally to the front there is an established garden with adjacent driveway and a patio area for morning sunshine; the garden to the rear enjoys a desirable South Westerly aspect with a lawned area and two Indian stone patios for dining and alfresco entertaining. An electric gate secures the rear driveway leading to the garage.

Burley in Wharfedale is a thriving village in the heart of the Wharfe Valley. It has an excellent range of local amenities including outstanding schools, shops, co-op, restaurants, cafes, bars, delicatessen, hairdressers, beauty salons, churches, recreational facilities, sports fields and a range of rural walking routes. The train station is walking distance making this an ideal location for commuters to the city centres of Leeds and Bradford and is perfectly positioned to enjoy the nearby town of Ilkley.



Ground Floor:

Entrance Hall

A light welcoming space from the front door, with impressive through view to the rear garden. Radiator, zoned 'nest' temperature thermostat, house alarm keypad, lamp sockets. Access to stairs and doors into lounge, cloakroom, living dining kitchen and the flexible bedroom four/ study/ playroom. Karndean click flooring

Cloakroom

Grohe wall hung toilet, floating sink, radiator and automatic sensor light.

Open Plan Living and Dining Kitchen 24'3" x 21'1" (7.40 x 6.45)

A room with the wow factor! Perfect for family gathering and entertaining with floor to ceiling views of the garden and double doors to patio. Fitted with a range of modern wall, base, full-length and island units complemented with Silestone work surfaces. High quality integrated appliances include AEG gas five ring hob, AEG extractor hood, AEG steam oven, AEG standard oven, AEG combination microwave and Miele dishwasher. There is a Franke sink with waste disposal unit and a space for an American style fridge freezer with water outlet. A seating zone for two is conveniently placed at the island. Wall fitted keypad control for electric gates includes security camera. Karndean flooring.

The spacious dining zone overlooks the rear garden through floor to ceiling windows. Stunning pendant lighting over the dining space. Modern radiator and air conditioning unit. The adjacent living space offers a generous family relaxing zone with heated flooring. The windows and patio doors opening out into the garden are fitted with remote control/ phone app operated blinds to complement the modern scheme. Cat5 ethernet cable in the TV area and hidden wiring for a wall hung TV set. Hardwired for lamp outlets and a zoned Nest thermostat control. Key pads for the alarm and the outdoor patio heaters are conveniently situated near the patio doors. Karndean flooring.

Lounge 15'3" x 12'7" (4.65 x 3.85)

Beautifully styled and generously proportioned with large picture frame windows over the front garden planting. Real flame gas fire and radiator. Down lighter ceiling lights and several hard wired lamp outlets. Telephone/ Wifi connection and Cat6 points. Hidden wiring to wall hung TV point.

Study/Playroom/Bedroom Four 15'8" x 7'8" (4.80 x 2.35)

A flexible space for playroom/study or bedroom. Windows to two aspects makes a light and airy room. Fitted cupboard. TV point. USB plug sockets, Radiator, 2 x immersion heater timers, electric meter hidden. Remote or app controlled window blinds. Access to loft space with easy fold down loft ladder.

Utility 13'1" x 8'10" (4.00 x 2.70)

A generous storage room accessed from the kitchen with an ample range of storage units and laminate worktop. Space and plumbing for both a washing machine & separate drier . Useful counter top sink with mixer tap. Coat and shoe storage. Karndean flooring. Radiator. Cat hub, Sonos speaker amp for kitchen. Automatic light sensor. USB sockets.

First Floor:

Landing

Alarm control and Nest upstairs thermostat. Access to extensive loft space with easy fold down wooden loft ladder. Light and airy.

Master Bedroom 17'8" x 12'7" (5.40 x 3.85)

A sizeable and well-appointed tranquil space with a wide range of recently fitted handmade wardrobes, shoe storage, drawers and vanity desk. Newly fitted wool carpet. Window to the rear elevation with remote / App controlled electric blinds. Hard wired bedside and table lamps outlets with 3 way control. Hidden wiring to wall hung TV. 2.5KW air conditioning (hot or cold). Radiator. USB plug sockets. Door to ensuite

En-Suite

Double ended 1800 x 800 bath with Grohe wall tap/shower control and overflow filler.

WEDI wet floor shower tray with Grohe shower and glass panel. Wall hung Grohe toilet, wall hung basin unit with Grohe wall mounted taps and undersink storage. Radiator. Tile heated floor on separate controller.

Bedroom Two 12'1" x 9'2" (3.70 x 2.80)

Ample double bedroom with windows to rear elevation and remote control/ App operated blinds to complement the modern styling. Built in triple wardrobe. Radiator. 2.5KW air conditioned inverter (hot or cold). Remote control/ app operated window blind. USB sockets.

Bedroom Three 12'1" x 9'0" (3.70 x 2.75)

A further double bedroom with windows to front elevation. Built in wardrobe. Radiator. 2.5KW air conditioned inverter (hot or cold). USB sockets.

Bathroom

Beautifully presented and well proportioned. Mix of complementary plain and terrazzo style tiles. Double ended bath, wall mounted taps with overflow filler and hand shower. Large walk in shower, sink vanity unit with wall taps and under sink storage, Grohe wall hung toilet, floating glass shelving and radiator. Tiled heated floor on separate controller.

Exterior:

Front Garden

An attractive frontage with mature planting and easy maintenance pebbled area. Indian Stone patio for morning sun trap. Plumbed water tap, Outdoor electric covered socket, hidden bin storage. Attractive lighting. Tarmacadam driveway with side pathway leading to the gated rear of the property.

Rear Garden

A desirable South Westerly aspect and generously lawned garden. Two patio zones for garden furniture and alfresco dining. Outdoor patio heaters with timer controls to house and garage. Outdoor speaker wiring for entertainment, outdoor covered electric sockets. Water tap. Attractive lighting. Leading to rear drive and garage.

Garage/Workshop

Large fully fitted storage cupboards. Sink, Texecom smart alarm (independent to house), electric insulated door additional internal window grills and door security. Storage room/home office/ kids TV

Garage Office/Storage/Kids Den

A flexible space. Insulated walls with Karndean flooring, wall heater, lighting electrics, Cat6.

Outside Cupboard

System boiler, 250 litre stainless water tank and underfloor heating manifold for extension with security lock.

Rear Driveway Gates

Rear drive electric sliding composite gate with controller in house, garden and via telephone app.

Additional Information

FURTHER INFORMATION

Council Tax Band: E

Private Road Fees: £90 per annum (voluntary contribution) already paid for 2024/2025

Central heating: System boiler with 3 zones (downstairs, extension and upstairs) radiators down and upstairs, underfloor heating to newer extension. All zone controlled by zoned Nest thermostats to allow telephone App control with TRV's fitted to each radiator.

Hot water: 250 litre pressurised tank with re-circulation pump. Pressure balance hot and cold water circuits.

Alarm: Texecom smart alarm system with front and rear bell, WIF/cat6 enabled for remote use through telephone App.

Cat6: Cat 6 points to lounge, playroom/bed 4, utility, kitchen. Garage and front loft. Hub in small cupboard in utility.

USB plug points: In all 4 bedrooms, utility and kitchen

Indoor Lights: Down lights fitted throughout with LED bulbs. Hard wired lamp outlets in Master bedroom, kitchen and lounge

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is ///viewers.obviously.grace

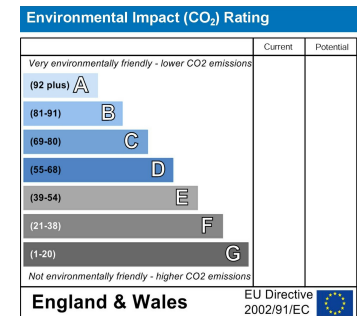
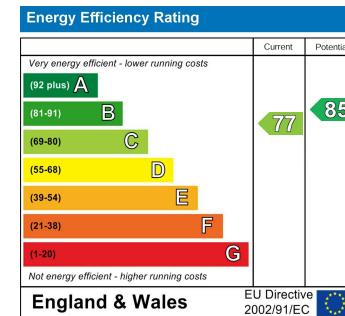
Council Tax Band

E

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.







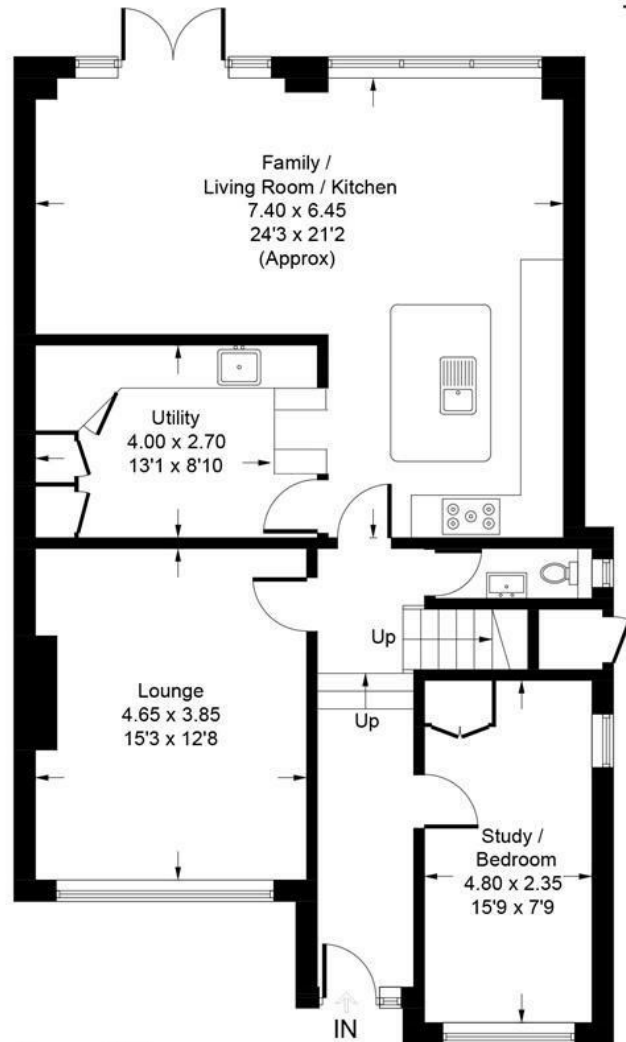
Wrexham Road, LS29

Approximate Gross Internal Area = 149.9 sq m / 1614 sq ft

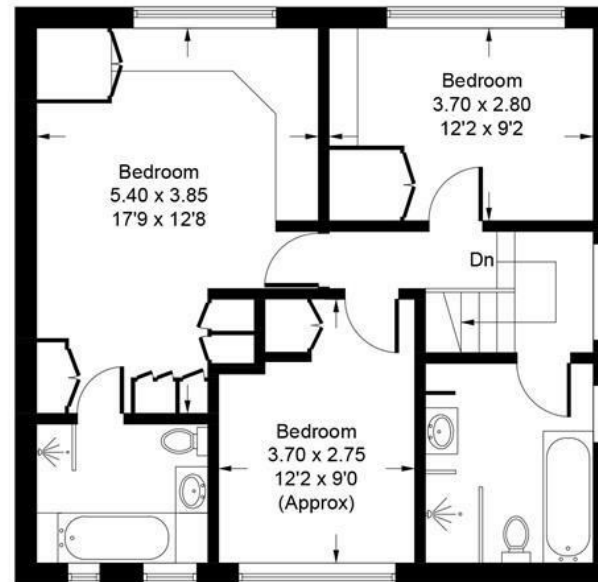
Garage = 31.1 sq m / 335 sq ft

External Cupboard = 0.8 sq m / 9 sq ft

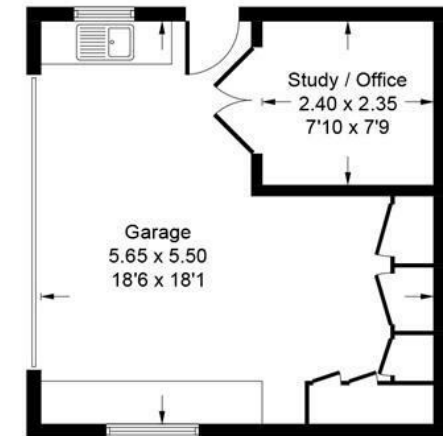
Total = 181.8 sq m / 1958 sq ft



Ground Floor
984 sq ft / 91.4 sq m



First Floor
630 sq ft / 58.5 sq m



(Not Shown In Actual Location / Orientation)

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 1060150)