Harrison Robinson

Estate Agents



22 Hawthorne Grove, Burley in Wharfedale, LS29 7RF

Guide Price £575,000

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GROUND FLOOR

Entrance Hall
A composite entrance door with glazed pane opens into a welcoming entrance hall with doors opening into the lounge, dining kitchen and cloakroom / W.C. Solid wood flooring, radiator. Carpeted stairs lead to the first floor of the property.

Dining Kitchen
23'11" x 11'5" (7.3 x 3.5)
A great sized dining kitchen fitted with a range of white cabinetry with stainless steel handles, solid wood worksurfaces and attractive metro tiling to splashbacks. There is space and plumbing for a number of appliances, we understand that the dishwasher will be included in the sale. A stainless steel sink and drainer with mixer tap sits beneath a double glazed window to the rear overlooking the garden. Solid wood flooring throughout, radiator and double glazed window to the front elevation allowing a good amount of natural light. A walk-in pantry is a most useful feature. There is ample room for a family dining table making this a most sociable room. A half glazed, uPVC door leads out to the rear garden.

Lounge
14'9" x 11'5" (4.5 x 3.5)
A comfortable room to the front of the house with carpeted flooring, two radiators and double glazed window. Open to:

Garden / Play Room
11'5" x 6'6" (3.5 x 2.0)
A great space to the rear of the house, currently arranged as a play room which would work equally well as a home office or snug. Continuation of the carpeted flooring, large, uPVC, double glazed patio doors leading out to the garden in addition to a double glazed window looking into the covered, rear patio area.

Cloakroom / W.C.
With low level W.C. and handbasin with mixer tap set in a vanity cupboard. Wooden flooring, radiator, obscure double glazed window.

FIRST FLOOR

Landing
A carpeted staircase leads to the first floor of the property, where doors lead into the four-piece house bathroom and four bedrooms. A hatch gives access to the loft area and a double glazed window allows natural light.

Master Bedroom
11'5" x 9'10" (3.5 x 3.0)
A lovely double bedroom to the front elevation with carpeted flooring, radiator, recessed wardrobe and double glazed window enjoying far reaching views. Door into:

En Suite Shower Room
Well presented with low level W.C., handbasin set in a vanity cupboard with mirror fronted, vanity unit over and shower cubicle with thermostatic shower, glazed screen and smart metro tiling. Obscure double glazed window, extractor.

Bedroom Two
11'5" x 8'6" (3.5 x 2.6)
A spacious double bedroom to the front of the house with carpeted flooring, radiator, recessed wardrobe and double glazed window.

Bedroom Three
8'6" x 7'2" (2.6 x 2.2)
A third, smaller double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window enjoying views to the rear.

Bedroom Four
8'6" x 5'10" (2.6 x 1.8)
With carpeted flooring, radiator and double glazed window, currently arranged as a home office.

Bathroom
Very well presented with low level W.C., pedestal handbasin with traditional style taps, attractive metro tiling to splashbacks and mirror fronted vanity cupboard over and panel bath with telephone style shower attachment in addition to an electric shower, glazed screen and metro tiling to walls. Vinyl flooring, obscure double glazed window, extractor.

OUTSIDE

Gardens
The property enjoys lawned gardens to both front and rear with mature shrubs to borders and two, lovely trees in the front garden adding to the kerb appeal. To the rear there is also a paved patio area, ideal for outdoor furniture, and a covered area to the rear of the back door providing shelter in inclement weather. Fencing and a timber gate to the side elevation leading to the drive maintain privacy. Outside tap.

Garage
A single garage with up and over door and power.

Driveway Parking
A paved driveway provides off road parking for two vehicles.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

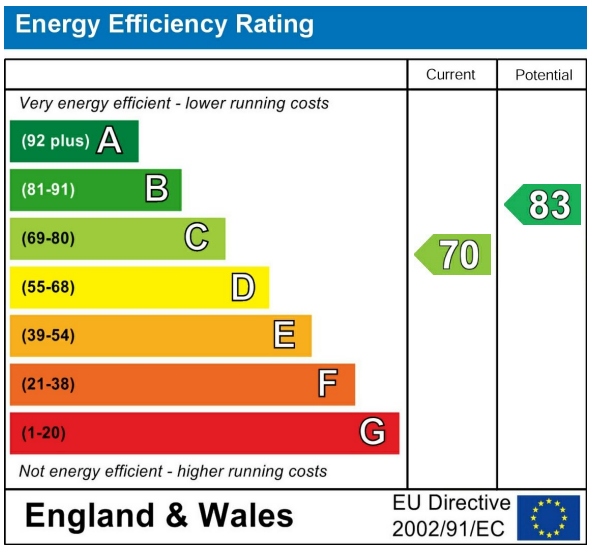






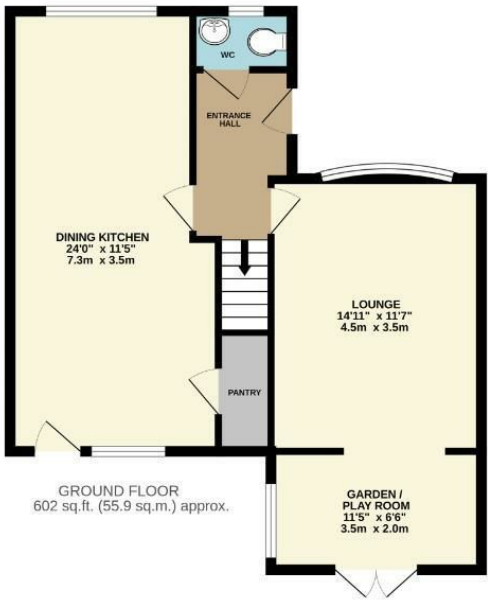


- Four Bedroom Extended Detached House
- Well Presented Throughout
- Spacious Dining Kitchen
- En Suite To Bedroom One
- Level Lawned Rear Garden
- Single Garage
- Driveway Parking
- Lovely Cul de Sac Location
- Walking Distance To Train Station And Village Amenities
- Council Tax Band D

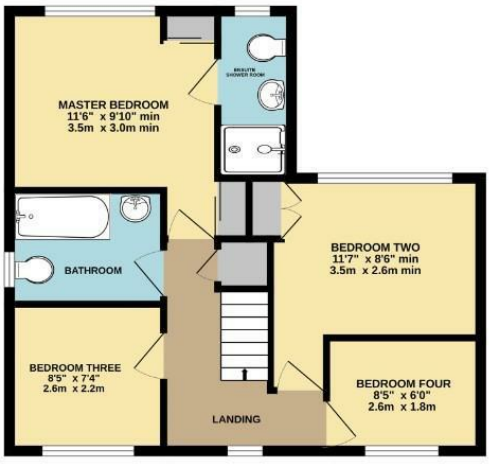








GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



FIRST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1126 SQ.FT. (104.6 SQ.M.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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