Harrison Robinson

Estate Agents



11 Amy Busfield Green, Burley in Wharfedale, LS29 7SJ

Guide Price £400,000

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GROUND FLOOR

Entrance Hall
A composite entrance door with decorative glazed panes and transom light opens into a welcoming entrance hall. Smart laminate flooring, radiator, understairs storage cupboard. Doors open into the kitchen, lounge and cloakroom/W.C. A carpeted staircase with timber balustrading leads to the first floor landing.

Kitchen
Well presented, fitted with a range of pale wood effect cabinetry with stainless steel handles, complementary worksurfaces and neutral tiling to splashbacks. Appliances include fridge freezer, electric oven with four ring gas hob and extractor over and space and plumbing for a washing machine. A one and a half bowl stainless steel sink and drainer with mixer tap sits beneath a double glazed window to the front elevation. Tiled flooring, radiator, recessed ceiling lights. Open to:

Lounge
A spacious, bright lounge with ample room for comfortable furniture enjoying a lovely outlook over the South facing rear garden through double glazed patio doors with side windows. Two Veluxes allow further natural light. Two radiators, laminate flooring.

Cloakroom / W.C.
Well presented with low-level W.C. and pedestal handbasin with mixer tap and tiled splashback. Wall shelf, extractor, radiator. Obscure double glazed window, laminate flooring.

FIRST FLOOR

Landing
A carpeted staircase with painted timber balustrading leads to the first floor landing, where doors open into the house bathroom, two bedrooms and a useful, deep, recessed storage cupboard. Windows to both the side and front elevation allow natural light. A second staircase leads to the upper floor of the property.

Bedroom Two
A spacious double bedroom to the rear of the house with laminate flooring, radiator and two double glazed windows overlooking the South facing rear garden and enjoying far reaching views up to the moor. Floor to ceiling fitted wardrobes with sliding doors provide excellent storage.

Bedroom Three
A good sized single bedroom to the front of the property with laminate flooring, radiator and double glazed windows enjoying fabulous, long distance views.

Bathroom
A modern, three-piece bathroom with low-level W.C., pedestal handbasin with mixer tap and panel bath with thermostatic shower and mosaic effect wall tiling. Complementary, slate effect floor tiles, tall, ladder style, heated towel rail, extractor, recessed ceiling lights.

SECOND FLOOR

Landing
A return, carpeted staircase with painted timber balustrading leads to a small landing area on the second floor, where a door opens into the master bedroom.

Master Bedroom
A beautiful, generously proportioned room with laminate flooring, radiator, double glazed window and Velux enjoying wonderful Wharfe Valley views. There is ample room for comfortable furniture, a recessed wardrobe and further cupboards provide great storage, one houses the gas central heating boiler. Door into:

En Suite Shower Room
An immaculately presented shower room with low-level W.C. with concealed cistern, circular handbasin set in a vanity unit with mixer tap and shower cubicle with electric shower and large wall tiling. Complementary floor tiles, ladder style heated towel rail, recessed ceiling lights, extractor. Obscure double glazed window to rear.

OUTSIDE

Garden
The house enjoys a good sized, low maintenance, South facing rear garden with large, paved patio area, ideal for alfresco dining. A further gravelled area is ideal for flowering pots. Fencing maintains privacy and a timber shed provides storage. A gate opens to a communal side path leading round to the front of the property.

Driveway Parking
A driveway to the front of the property provides off road parking for two cars.

NOTES
We are advised by our vendor that there is an annual charge of £50 administered by the Trinity Mews Residents' Association for the maintenance of communal areas.

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

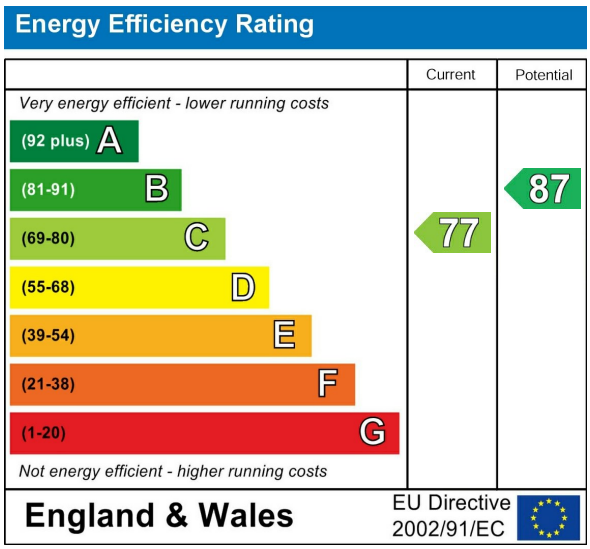








- ***No Onward Chain***
- Three Bedroom End Townhouse
- Low Maintenance South Facing Garden
- Driveway Parking For Two Vehicles
- Open Plan Kitchen To Spacious Lounge With Patio Doors
- Master Bedroom With En Suite Shower Room
- Modern Three Piece House Bathroom
- Convenient Central Village Location
- Walking Distance To Primary Schools And Train Station
- Council Tax Band D









GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

FIRST FLOOR
373 sq.ft. (34.7 sq.m.) approx.

SECOND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

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TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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