



# Ron Lawton Crescent, Burley in Wharfedale

Asking Price Of £515,000



# 14 Ron Lawton Crescent

## Burley in Wharfedale

### LS29 7ST



**AN IMMACULATLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR BEDROOMED END TOWN HOUSE OCCUPYING AN UNUSUALLY GENEROUS PLOT WITH A THOUGHTFULLY DESIGNED REAR GARDEN AND AMPLE OFF STREET PARKING**

The property has been creatively modernised by the current owners, most notably a loft conversion which has created a superb master suite. The ground floor accommodation comprises a reception hall with cloakroom, a versatile garden room, utility room with a pet spa and an integral garage. The first floor features a spacious sitting room with Juliet balcony and a highly appointed kitchen whilst the second floor includes a double bedroom with en suite facilities, two further bedrooms and a house bathroom. To the third floor is a substantial master bedroom featuring an en suite shower room. Externally, there is parking for up to three cars to the front and to the rear is a beautifully landscaped garden.



Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley providing a good range of local shops, post office, doctors surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. An excellent rail service to both Leeds and Bradford city centres and the nearby town of Ilkley is also available from the village station. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moors whilst the Yorkshire Dales National Park is only a short drive away.

The accommodation has GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

## GROUND FLOOR

**COVERED ENTRANCE** With a useful bin store.

**RECEPTION HALL** 7' 3" x 4' 1" (2.21m x 1.24m) Accessed via a composite door and features a mosaic tiled floor. Ceiling coving.

**CLOAKROOM** 7' 4" x 2' 9" (2.24m x 0.84m) Smartly presented and featuring a hand wash basin set within a contemporary vanity unit and low suite wc.

**GARDEN ROOM** 10' 11" x 10' 4" (3.33m x 3.15m) A particularly versatile room which is currently being used as a study. Ceiling coving. French doors provide direct access to the rear garden.

**UTILITY ROOM** 7' 3" x 6' 11" (2.21m x 2.11m) Including base and wall units with co-ordinating quartz worktop and an additional cupboard housing the gas fired central heating boiler. Plumbing for an automatic washing machine and a pet spa.

## FIRST FLOOR

### LANDING

**SITTING ROOM** 19' 10" x 17' 9" Maximum (6.05m x 5.41m) A sizeable reception room with ample space for both a sitting area and dining area. French doors opening to a Juliet balcony. Window to the front elevation providing glimpses of the Moor. Ceiling coving. Two wall light points and recessed spotlights.

**KITCHEN** 15' 11" x 9' 3" (4.85m x 2.82m) Highly appointed and comprising an extensive range of soft close base and wall units with concealed LED lighting and a co-ordinating corian worktop. Integrated appliances include a Rangemaster cooker with five ring induction hob and cooker hood over, AEG dishwasher, fridge freezer and a wine cooler. This impressive kitchen also includes a range of recessed pantry cupboards. Recessed spotlights and two windows to the rear elevation.

## SECOND FLOOR

**BEDROOM TWO** 11' 8" x 10' 2" (3.56m x 3.1m) A good sized double bedroom with a window to the front elevation.

**EN SUITE SHOWER ROOM** 6' 2" x 6' 1" (1.88m x 1.85m)

Smartly presented and comprising a walk-in shower, hand wash basin set within a vanity unit and a low suite wc. Heated towel rail and LED backlit mirror.

**BEDROOM THREE** 10' 10" x 10' 3" (3.3m x 3.12m) A further double bedroom with recessed shelving. Window to the rear elevation.

**BATHROOM** 7' 4" x 6' 3" (2.24m x 1.91m) Comprising a bath with shower over and folding glass screen, hand wash basin and a low suite wc. Window to the rear elevation.

**BEDROOM FOUR** 11' 7" x 7' 1" (3.53m x 2.16m) With a window to the front elevation providing a pleasant outlook towards the Moor.

## THIRD FLOOR

**MASTER BEDROOM** 16' 4" x 11' 6" Maximum (4.98m x 3.51m) A particularly impressive bedroom with two double velux windows including black-out blinds which provide an outstanding view over the Scalebor Park development and towards the Moor. Large recessed wardrobe, two under eaves store cupboards and recessed spotlights.

**EN SUITE SHOWER ROOM** Smartly presented and comprising a walk-in shower with rainfall shower head and additional shower attachment and folding glass door. Hand wash basin set within a vanity unit and a low suite wc. Heated towel rail and LED backlit mirror with de-mist function. Recessed spotlights and a recessed store cupboard. Velux window.

## OUTSIDE

**GARAGE** 18' 2" x 10' 4" (5.54m x 3.15m) Accessed either via the reception hall or an up and over door having power points. To the front of the garage is a block paved driveway providing off street parking for up to three cars.

**GARDEN** To the rear of the property is a imaginatively designed level garden which features circular artificial lawn areas with paved seating. Well stocked and colorful flower borders and brick built seating area with lighting. To the side of the property is an additional garden area.







**CLIENT'S COMMENTS** We bought this house for its location, the views to the Moor and its proximity to great schools.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office on 01943 817642. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

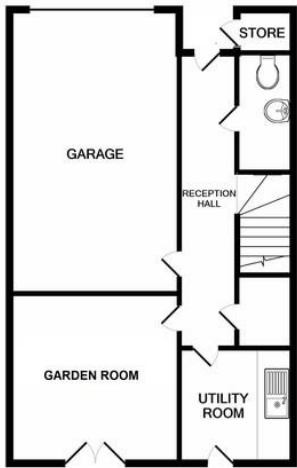
**TENURE** We understand the property is Freehold.

**LOCATION** From the mini roundabout at the junction of Station Road and Main Street in the village centre, proceed up Station Road and continue for approximately half a mile passing under the railway bridge into Moor Lane. Take the next turning right in William Fison Ride and at the T junction turn right again into John Gilmour Way. At the next T junction turn left into Ron Lawton Crescent where number 14 can be found on the right hand side.

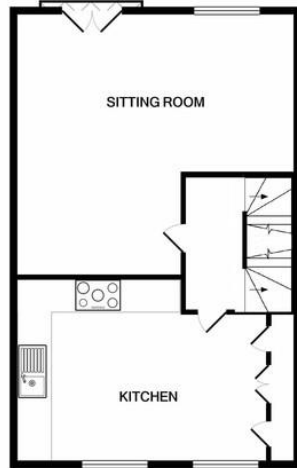
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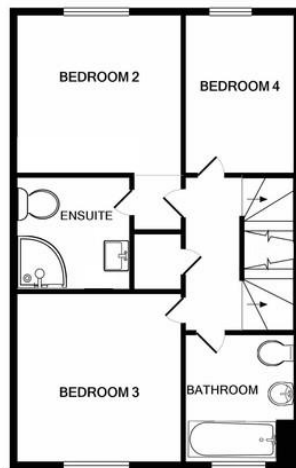




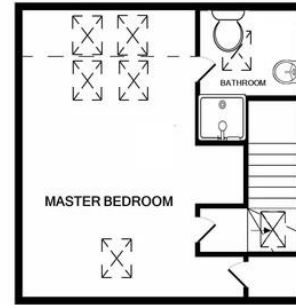
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

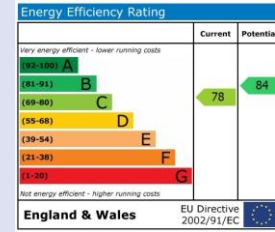


THIRD FLOOR

## 14 Ron Lawton Crescent

Approximate gross internal floor area  
187 sqm/ 2012.8 sq ft

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.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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