



HUNTERS[®]

HERE TO GET *you* THERE

 2  1  2  E

Hasley Road, Burley In Wharfedale, LS29

£435,000

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A two bedroom detached bungalow, now in need of some modernisation and updating, occupying a corner plot at the head of a cul de sac and situated in a highly sought after residential neighbourhood within Burley in Wharfedale. The property offers spacious accommodation throughout, and briefly comprises, entrance porch and hallway, a living room which is open plan with the dining room, a good sized kitchen, conservatory, two double bedrooms and a bathroom. Externally, the bungalow benefits from having a single detached garage, ample off street parking, but of particular note are the gardens, which offer a great deal of privacy and are generous. The property comes to the market with no onwards chain and an early viewing is recommended.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, two primary schools, doctors surgery, library and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with commuters and there are bus services to Otley and also Harrogate. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and also benefits from well-regarded schools for all ages including Ilkley Grammar School.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

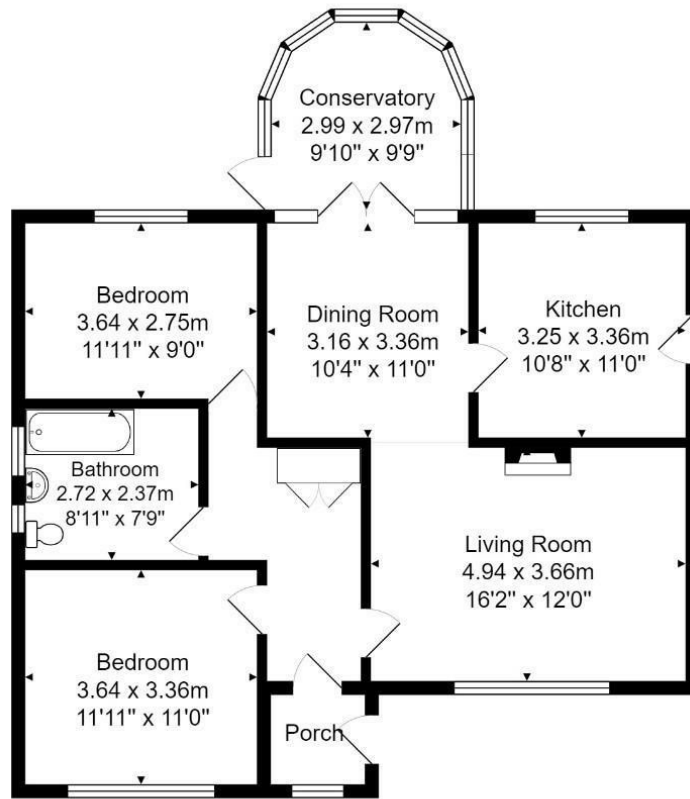
- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
 - IN NEED OF MODERNISATION/UPDATING
- GENEROUS CORNER PLOT
- DRIVEWAY PARKING AND SINGLE GARAGE
 - CUL DE SAC POSITION
- POPULAR BURLEY IN WHARFEDALE VILLAGE LOCATION
 - EPC RATING E











Total Area: 91.6 m² ... 986 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions as to the exact measurements of the rooms.
Box Property Solutions retains the copyright on this plan and allows agents to use it with agreed permission.

DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed on Burras Lane then take a right onto West Chevin Road, left onto Bradford Road then take the third exit at the roundabout onto A660. At the Burley roundabout take the first exit towards the next roundabout. Take the third exit into Burley in Wharfedale village and continue along Main Street. Continue along Main Street and take the first left turn onto Norwood Avenue following the road straight ahead as it continues across Back Lane. Norwood Avenue becomes Langford Lane as the road bends to the right. Take the first left turning into St. Philip's Way and then the first right into Hasley Road. The bungalow is located at the head of the cul sac on the left hand side as you follow the road around and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Bradford City Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 43 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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