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Sandholme Drive, Burley in Wharfedale, Ilkley, LS29
£450,000

A four bedroom semi detached house having been constructed in 2010 by the current owners. Well presented throughout and set over 3 floors this comfortable family home briefly comprises welcoming hallway, living room with splay bay, well appointed breakfast kitchen with doors onto rear enclosed garden, W/C and utility room all to the ground floor, to the first floor are 3 bedrooms one with en suite and a house bathroom. To the second floor is a further bedroom with en suite. The property benefits from off street parking to the front with a private and secure rear garden. The property is offered to the market with no onwards chain.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, primary schools, doctors surgery 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 and bars.
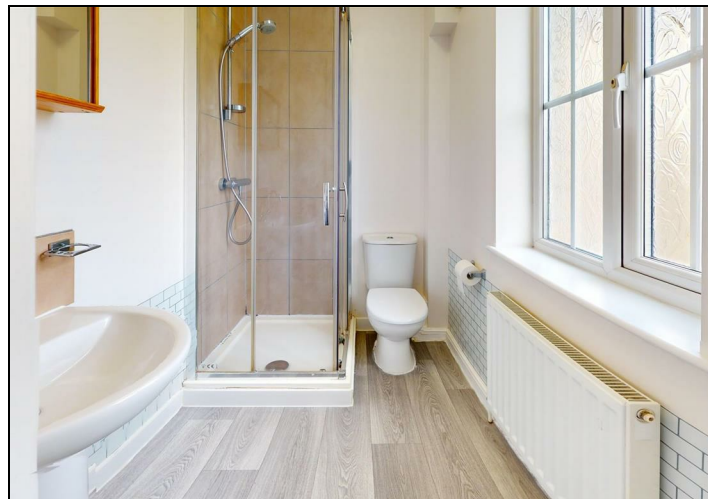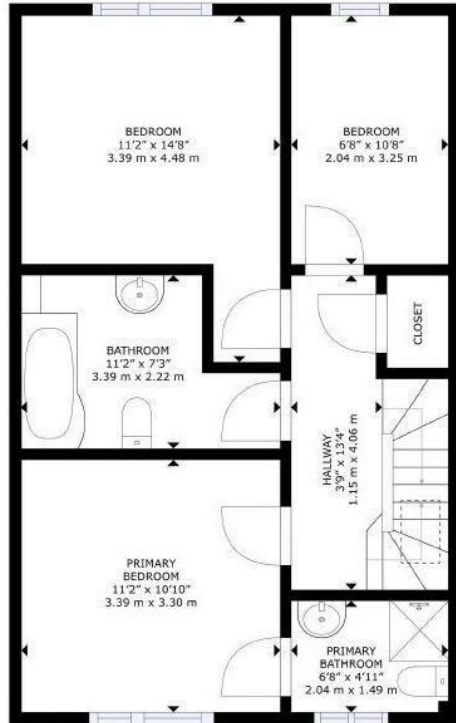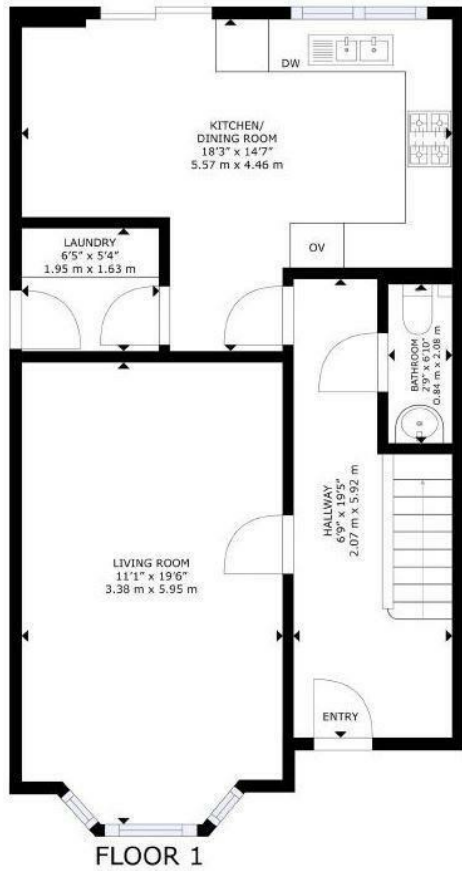
KEY FEATURES

- FOUR BEDROOM SEMI DETACHED
- SET OVER 3 FLOORS
- OPEN PLAN KITCHEN DINING
- SEPARATE UTILITY
- HOUSE BATHROOM AND EN SUITE
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR TWO VEHICLES
- EPC RATING C
- CHAIN FREE
- 3D WALKTHROUGH

FLOOR 1

KITCHEN/ DINING ROOM
18'3" x 14'7"
5.57 m x 4.46 m

DW

OV

LAUNDRY
6'5" x 5'4"
1.95 m x 1.63 m

BATHROOM
2'9" x 6'10"
0.84 m x 2.08 m

HALLWAY
6'9" x 19'5"
2.07 m x 5.92 m

LIVING ROOM
11'1" x 19'6"
3.38 m x 5.95 m

ENTRY

FLOOR 2

BEDROOM
11'2" x 14'8"
3.39 m x 4.48 m

BEDROOM
6'8" x 10'8"
2.04 m x 3.25 m

CLOSET

BATHROOM
11'2" x 7'3"
3.39 m x 2.22 m

HALLWAY
3'9" x 13'4"
1.15 m x 4.06 m

PRIMARY BEDROOM
11'2" x 10'10"
3.39 m x 3.30 m

PRIMARY BATHROOM
6'8" x 4'11"
2.04 m x 1.49 m

FLOOR 3

BEDROOOM
18'5" x 19'10"
5.60 m x 6.03 m

BATHROOM
6'7" x 4'10"
2.01 m x 1.46 m

GROSS INTERNAL AREA
FLOOR 1: 605 sq. ft , 56 m², FLOOR 2: 550 sq. ft , 51 m²,
FLOOR 3: 313 sq. ft , 29 m²
TOTAL: 1,468 sq. ft , 136 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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The Property Ombudsman

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