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 4  3  2  

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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



## KEY FEATURES

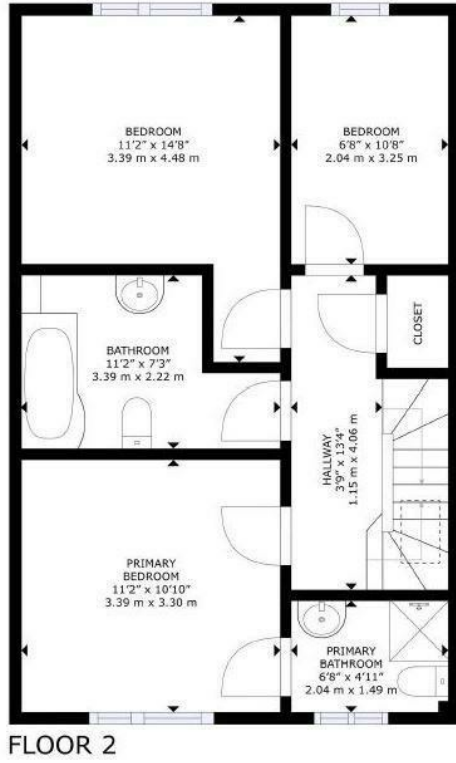
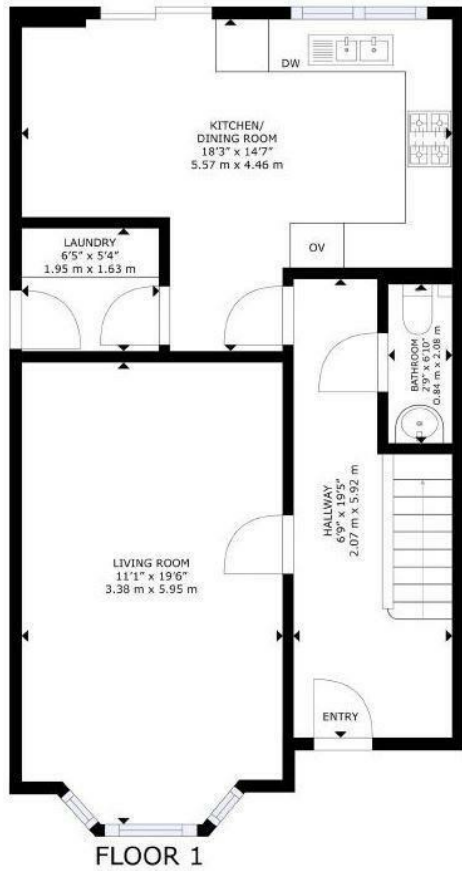
- FOUR BEDROOM SEMI DETACHED
  - SET OVER 3 FLOORS
  - OPEN PLAN KITCHEN DINING
  - SEPARATE UTILITY
- HOUSE BATHROOM AND EN SUITE
  - ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR TWO VEHICLES
  - EPC RATING C
  - CHAIN FREE
  - 3D WALKTHROUGH











GROSS INTERNAL AREA  
 FLOOR 1: 605 sq. ft., 56 m<sup>2</sup>, FLOOR 2: 550 sq. ft., 51 m<sup>2</sup>,  
 FLOOR 3: 313 sq. ft., 29 m<sup>2</sup>  
 TOTAL: 1,468 sq. ft., 136 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		77	88
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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