

**HUNTERS**  
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**FOR SALE**  
BOOK A VIEWING

4 BED  
SEMI DETACHED



**HUNTERS**  
HERE TO GET *you* THERE

 4  3  2  C



Sandholme Drive, Burley in Wharfedale, Ilkley,  
LS29  
£440,000



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.

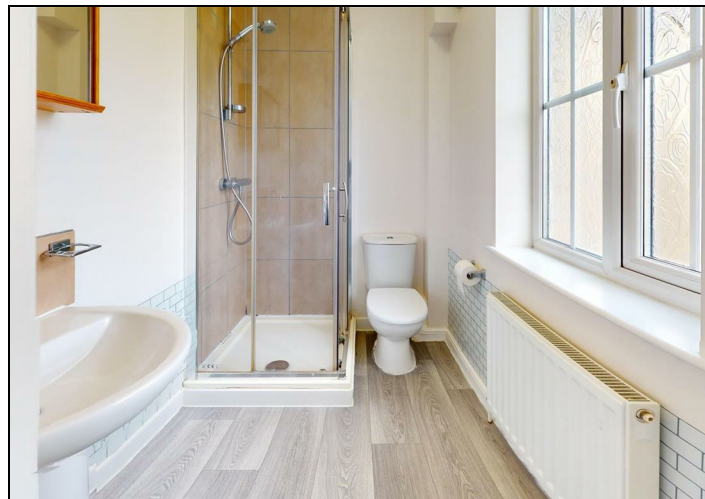
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## KEY FEATURES

- 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







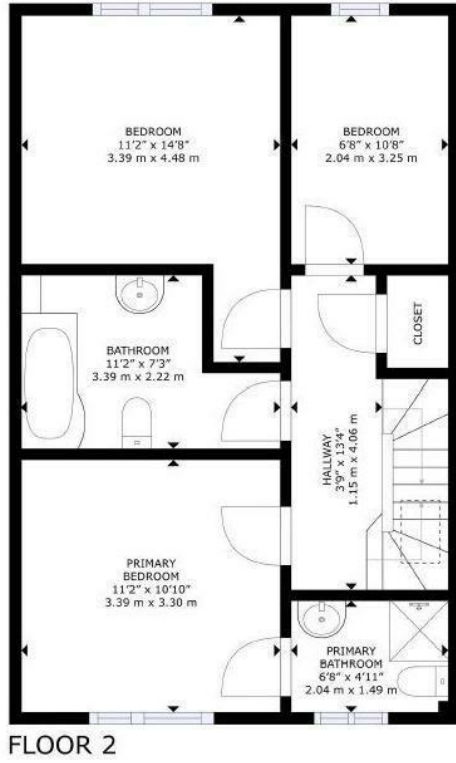
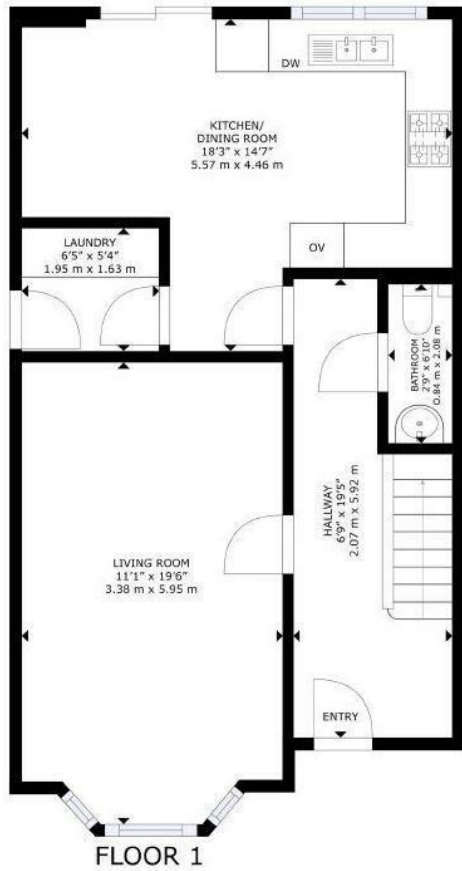












GROSS INTERNAL AREA  
 FLOOR 1: 605 sq. ft., 56 m<sup>2</sup>, FLOOR 2: 550 sq. ft., 51 m<sup>2</sup>,  
 FLOOR 3: 313 sq. ft., 29 m<sup>2</sup>  
 TOTAL: 1,468 sq. ft., 136 m<sup>2</sup>

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        |

England & Wales EU Directive 2002/91/EC

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