



HUNTERS[®]

HERE TO GET *you* THERE



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Mansfield Road, Burley In Wharfedale, LS29

Asking Price £575,000

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Offered for sale with no onwads chain, this charming four bedroom detached home in Burley in Wharfedale offers a peaceful and picturesque setting. The property boasts a well-maintained interior spread over three floors, including a welcoming entrance hall, shower room with w/c, spacious living room, dining room, and breakfast kitchen. The first floor features three double bedrooms and a house bathroom, while the second floor offers an additional bedroom and dressing area. Outside, the property includes front and rear lawns, a shared driveway, and a double garage that has been converted into extra living space and now used as an annex with further bathroom and kitchen facilities. With its convenient location and ample living space, this family home is sure to impress.

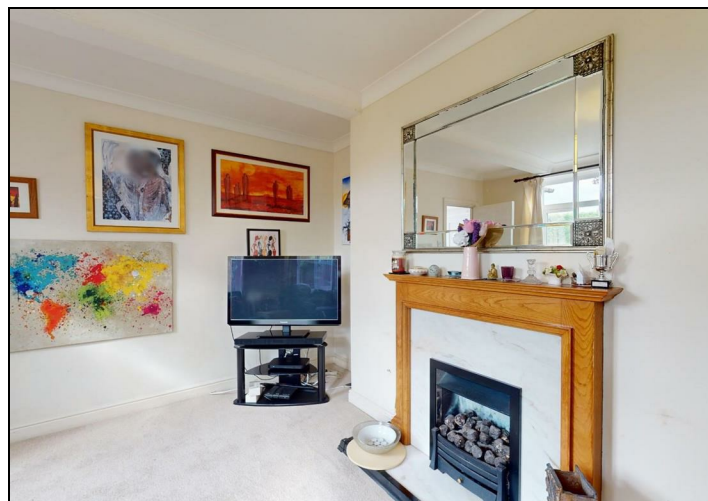
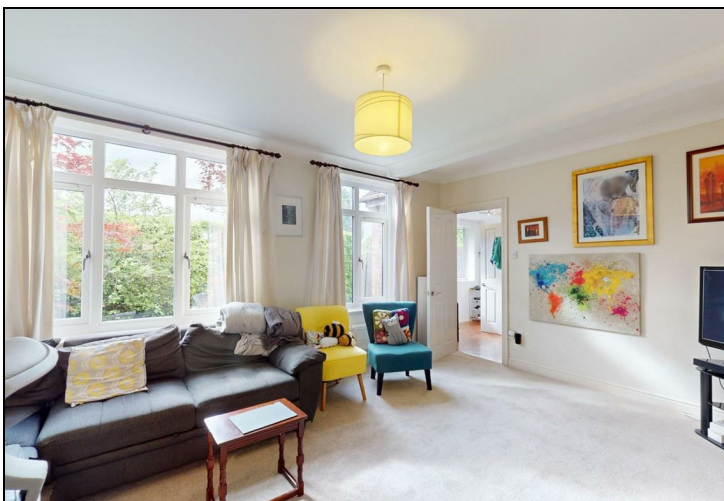
Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with 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 DETACHED
- SOUGHT AFTER LOCATION
 - SET OVER 3 FLOORS
- GARDENS TO FRONT AND REAR
 - OFF STREET PARKING
 - ANNEXE TO REAR
 - EPC RATING D
 - CHAIN FREE

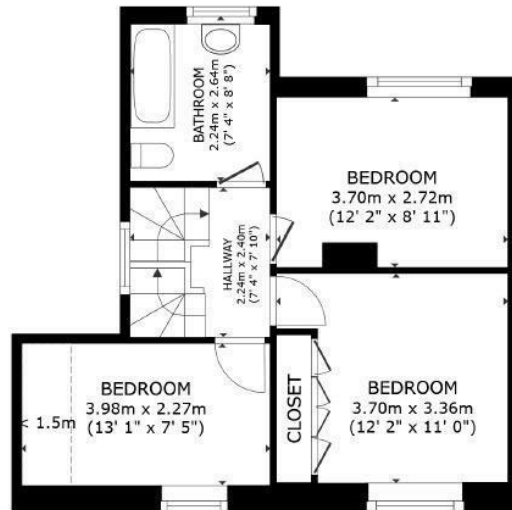




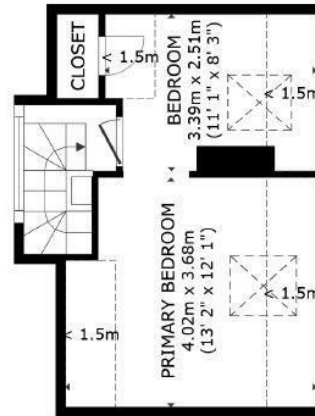




FLOOR 1

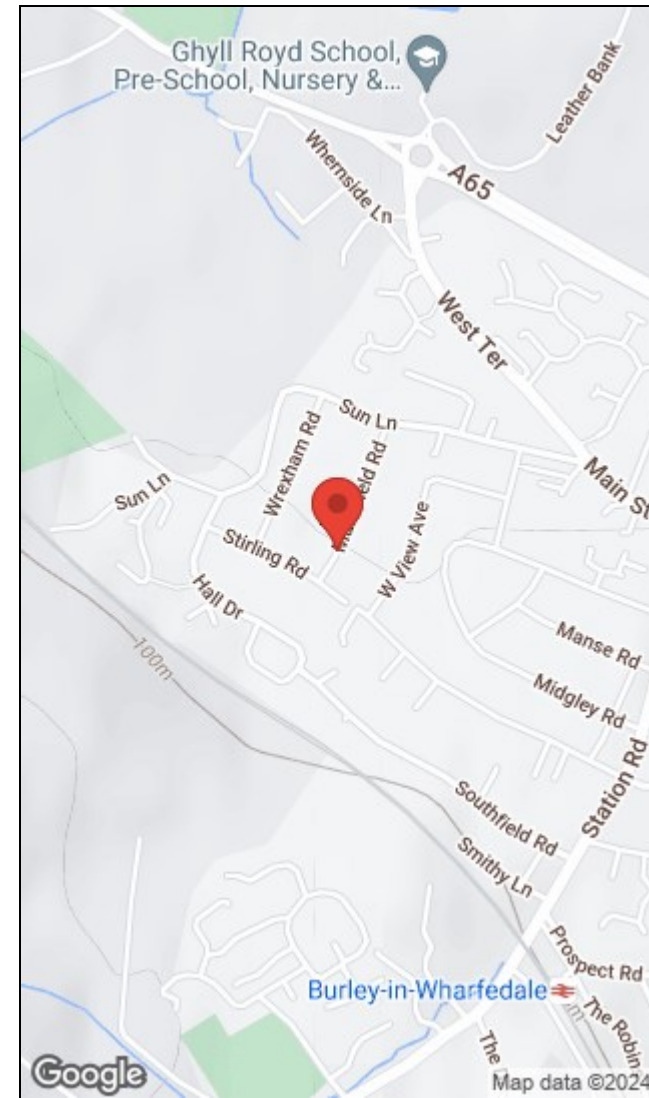


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 55.9 sq.m. (602 sq.ft.) FLOOR 2 45.0 sq.m. (485 sq.ft.) FLOOR 3 19.2 sq.m. (207 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 9.9 sq.m. (107 sq.ft.)
 TOTAL : 120.1 sq.m. (1,293 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| | 80 |
| | 60 |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |
| EU Directive 2002/91/EC | |

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