



2010

2010

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



3



3



1



C

# Sandholme Drive, Burley in Wharfedale, LS29

£375,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A three 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 utility and door onto rear enclosed patio and W/C all to the ground floor, to the first floor are 2 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.

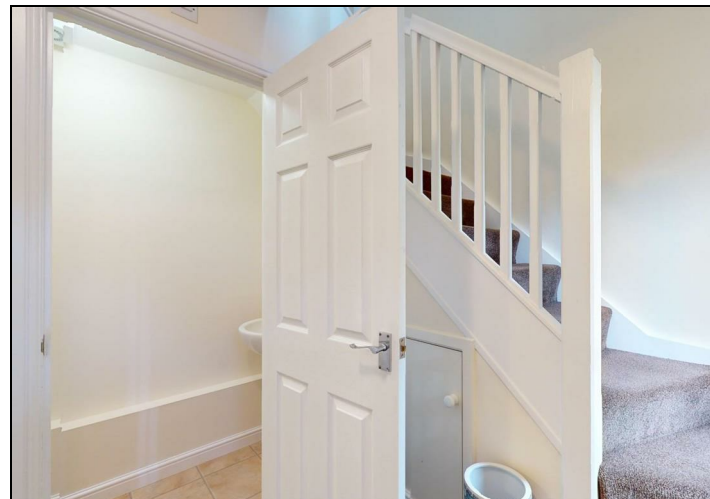
Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with 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

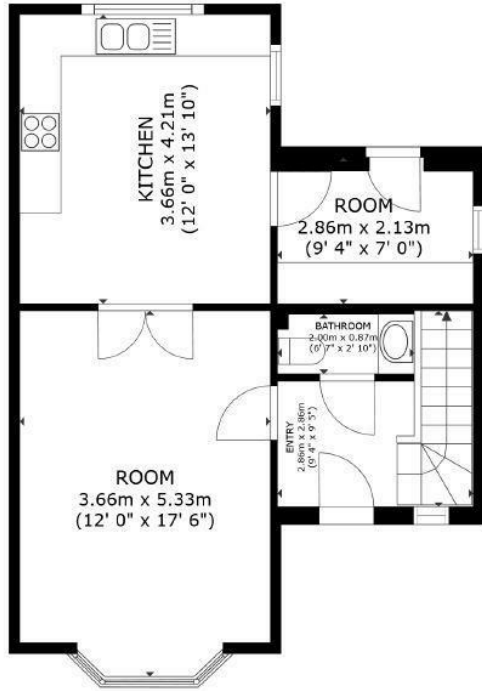


## KEY FEATURES

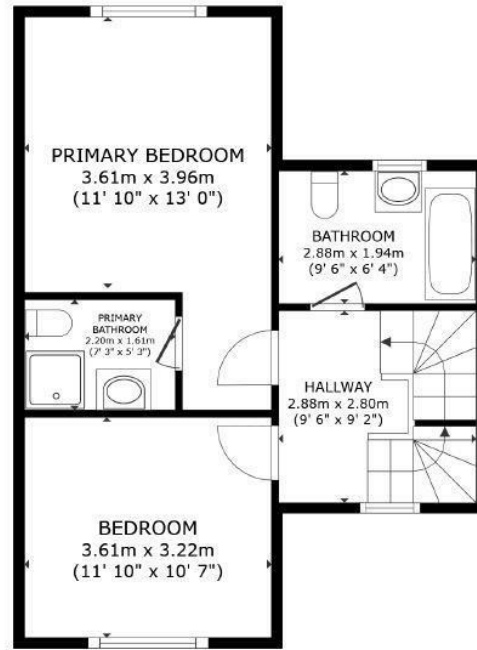
- THREE BEDROOM SEMI DETACHED
  - SET OVER 3 FLOORS
  - OPEN PLAN KITCHEN DINING
  - SEPARATE UTILITY
- HOUSE BATHROOM AND EN SUITE
- ENCLOSED REAR PATIO AND GARDEN
  - DRIVEWAY
  - EPC RATING C
  - CHAIN FREE
- 3D WALKTHROUGH







FLOOR 1



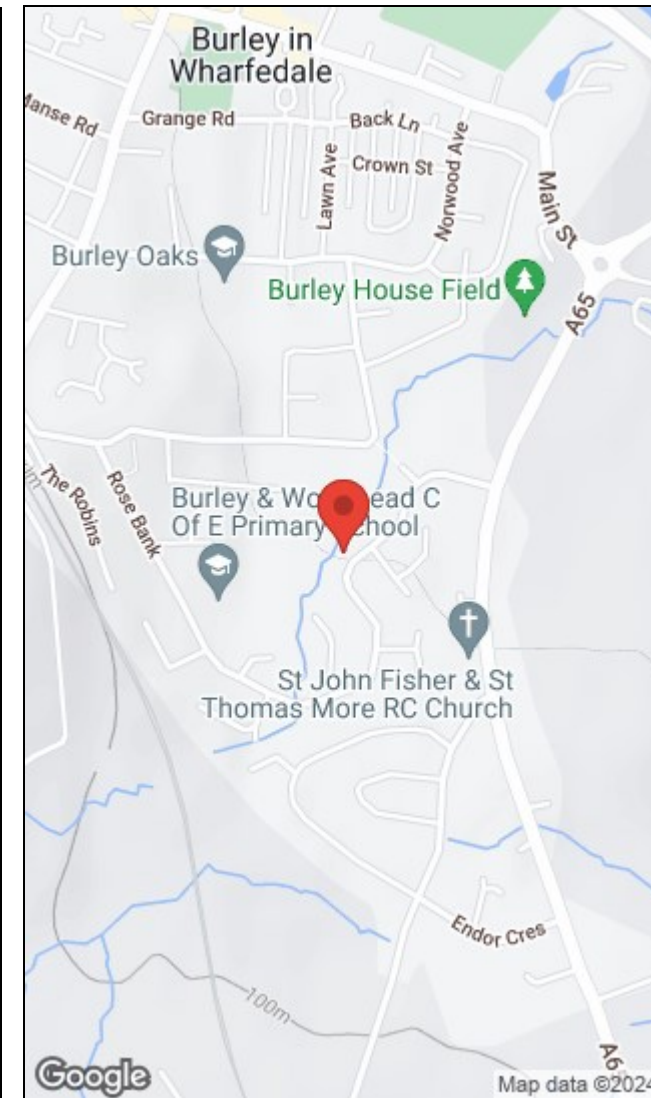
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 49.5 m<sup>2</sup> (533 sq.ft.) FLOOR 2 47.1 m<sup>2</sup> (507 sq.ft.) FLOOR 3 17.5 m<sup>2</sup> (188 sq.ft.)  
 TOTAL : 114.0 m<sup>2</sup> (1,227 sq.ft.)

\*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

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.