



2010

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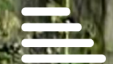
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3



1



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Sandholme Drive, Burley in Wharfedale, LS29

Offers Over £350,000



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.

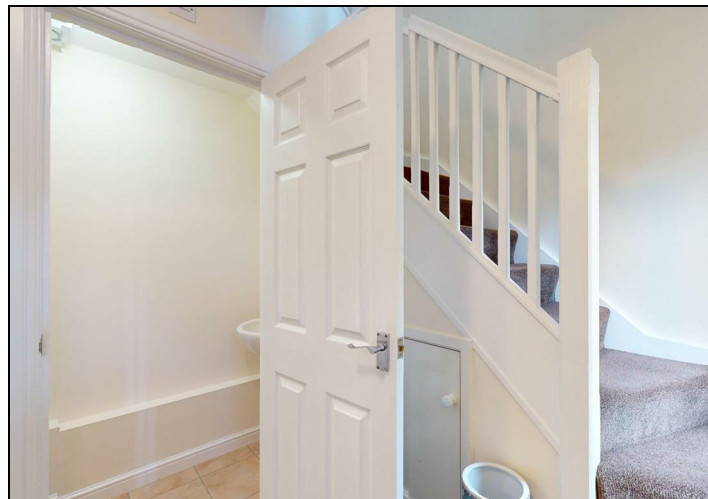
Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with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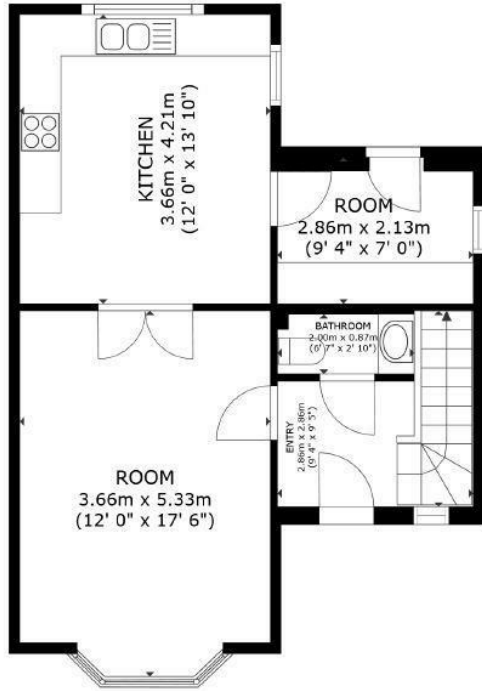


KEY FEATURES

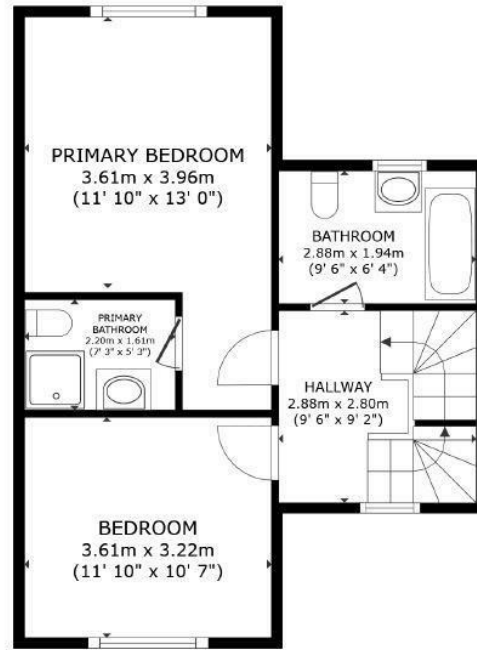
- THREE BEDROOM SEMI DETACHED
 - SET OVER 3 FLOORS
 - OPEN PLAN KITCHEN DINING
 - SEPARATE UTILITY
- HOUSE BATHROOM AND EN SUITE
- ENCLOSED REAR PATIO AND GARDEN
 - DRIVEWAY
 - EPC RATING C
 - CHAIN FREE
 - 3D WALKTHROUGH







FLOOR 1



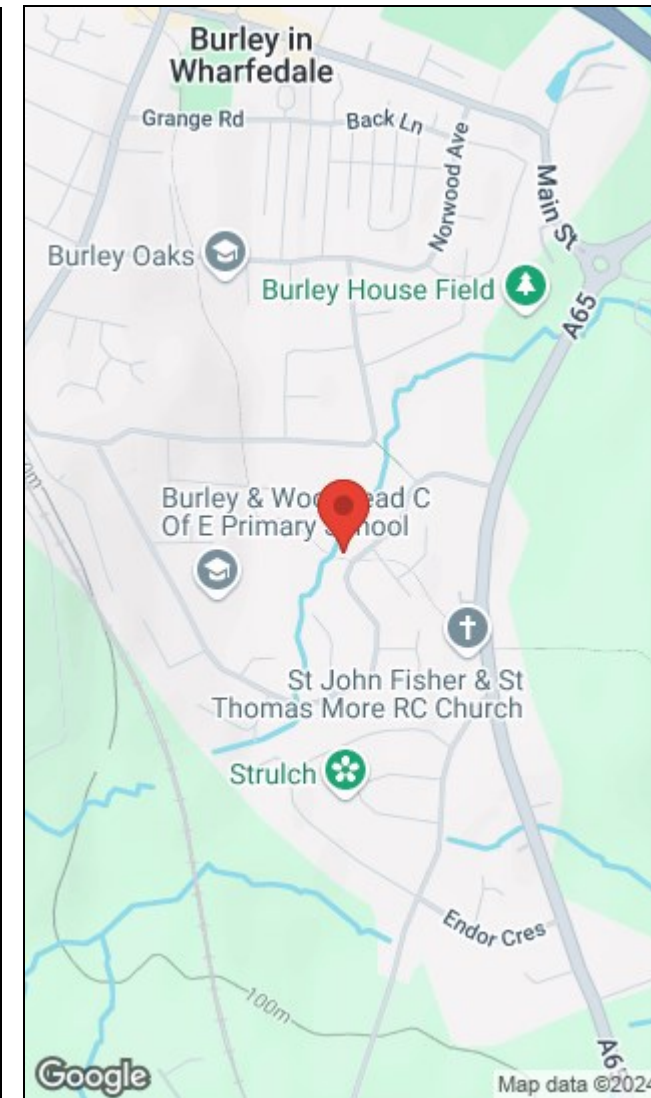
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 49.5 m² (533 sq.ft.) FLOOR 2 47.1 m² (507 sq.ft.) FLOOR 3 17.5 m² (188 sq.ft.)
 TOTAL : 114.0 m² (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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	88
England & Wales	EU Directive 2002/91/EC	

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