



HUNTERS[®]
HERE TO GET *you* THERE

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Oak Avenue, Burley in Wharfedale, LS29

£565,000

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A most attractive Victorian mid stone terrace full of character and potential, located in a desirable area with good schools and amenities nearby. The main floor features a welcoming entrance hall, a grand living room with a beautiful stained glass bay window, a feature fireplace and a wood burning stove. In addition, there is a modern kitchen with an area that could be used as a dining room or snug. To the first floor there are two generous double bedrooms and two bathrooms one of which is a big family bathroom with roll top bath, separate shower and WC, the other a smaller shower room with WC. The top floor has two further double bedrooms with exposed beams and Velux windows. The needs or interests of the buyer will determine the use of the property's huge lower ground floor. The possibilities are endless, a home gym, a guest suite, a home office, a cinema/games room. The basement also benefits from a shower room with WC and utility area and a second room ideal for storage, with steps leading up into the garden. Once outside there is a low maintenance garden to the front that could be converted to provide off street parking, and an enclosed courtyard style garden to the rear. Overall, this would make a fantastic family home.

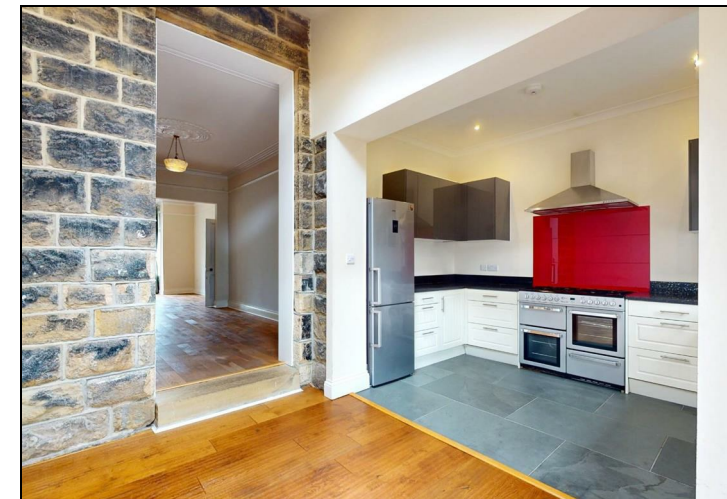
Burley in Wharfedale is a much sought-after village which benefits from a selection of shops, pubs, restaurants, a post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular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

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



KEY FEATURES

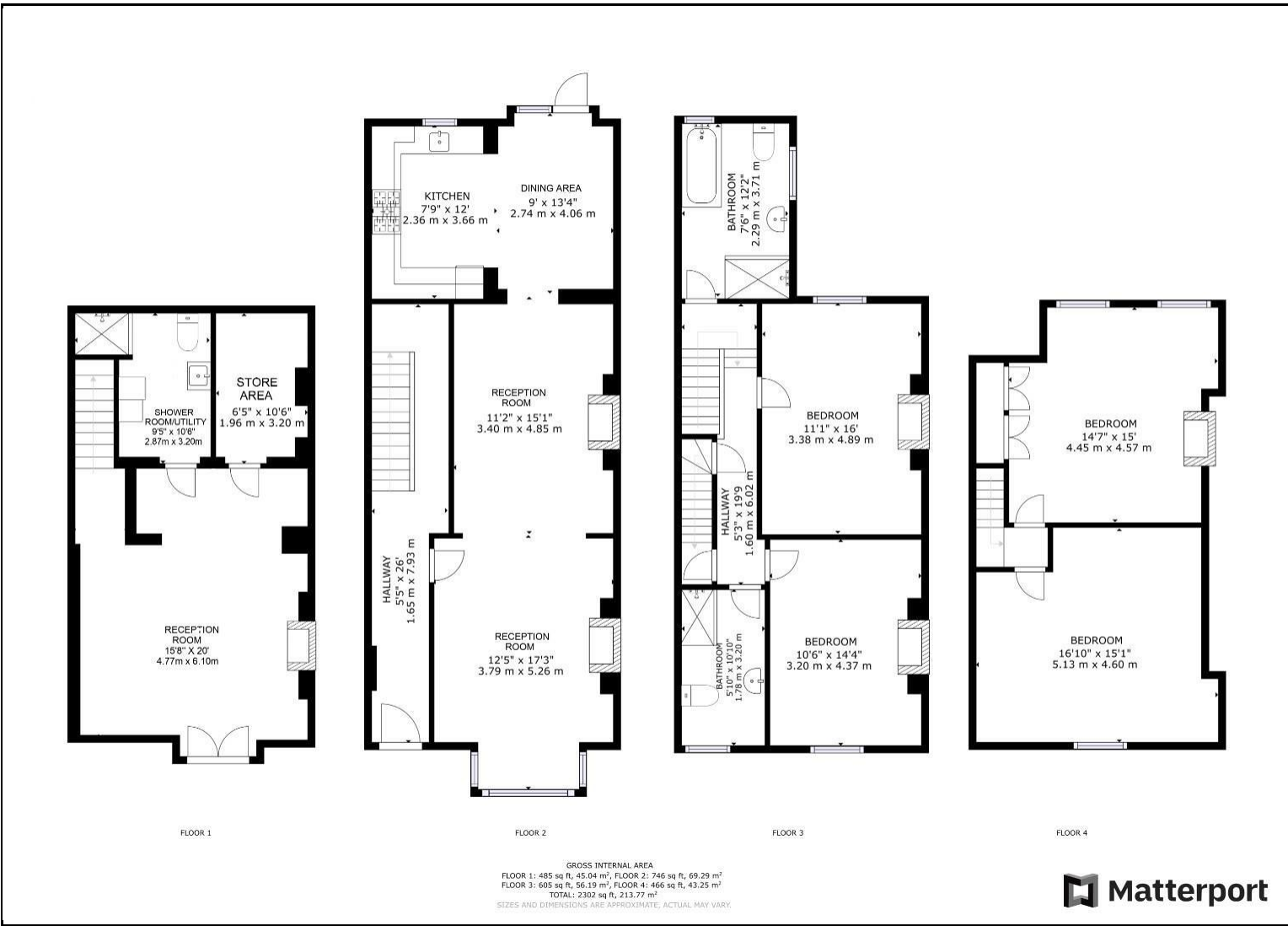
- SUBSTANTIAL STONE BUILT VICTORIAN TERRACE HOME
- ORIGINAL PERIOD FEATURES
- FOUR DOUBLE BEDROOMS THREE BATHROOMS
- GRAND RECEPTION ROOM PLUS BREAKFAST ROOM/SNUG
- MULTI PURPOSE LARGE BASEMENT
- ENCLOSED COURTYARD GARDEN
- DESIRABLE LOCATION
- EPC RATING D











DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed on Burras Lane then take a right onto West Chevin Road, left onto Bradford Road then take the third exit at the roundabout onto A660. At the Burley roundabout take the first exit towards the next roundabout. Take the second exit onto Bradford Road then the first right onto the Sandholme estate. As you come through the other side of the estate the road becomes Rose Bank. At the start of Rose Bank turn right onto Oak Avenue and the property can be found on the right hand side and is clearly marked by our FOR SALE board.

AGENTS NOTES

Freehold

Council Tax Band E, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. we can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	