

HUNTERS[®]

HERE TO GET *you* THERE



Bradford Road

Burley in Wharfedale, LS29 7PZ

£2,250 Per Calendar Month



A substantial four bedroom detached family home set within a private location. The property is well proportioned throughout providing ideal family living space. To the ground floor the accommodation briefly comprises an entrance hall, sitting room, study, downstairs WC, open plan kitchen dining space, a utility room leading to a double garage with a further WC. To the first floor there is the master bedroom with contemporary en suite shower room, three further double bedrooms and a family bathroom. Externally the property benefits from a generous well established garden to the rear with double garage and off street parking to the front.

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 including supermarkets, shops, restaurants and bars.



PORCH

UPVC front door with opaque windows surrounding, leading to;

GROUND FLOOR

ENTRANCE HALL

Having central heating radiator, telephone point, alarm control system, thermostat.

SITTING ROOM 12'10" x 22'1" (3.92 x 6.74)

Having timber framed double glazed windows to front elevation and two windows to side elevation, UPVC sliding patio doors to rear elevation, two central heating radiators, gas fire.

WC 6'0" x 2'11" (1.82 x 0.89)

Timber framed opaque double glazed window to front elevation, central heating radiator, pedestal sink with wash basin.

STUDY 8'6" x 7'4" (2.59 x 2.24)

Timber framed double glazed window to front elevation, central heating radiator, TV point, telephone point.

DINING AREA 11'11" x 11'11" (3.63 x 3.62)

Having timber framed double glazed window to rear elevation, central heating radiator, TV point.

KITCHEN 12'6" x 11'9" (3.80 x 3.59)

Timber framed double glazed window to rear elevation, central heating radiator, a range of wall and base units with complimentary work surface, kitchen island with base units, four ring electric hob with extractor over-head, two integrated ovens, integrated fridge and freezer, integrated dishwasher, sink with drainer.

UTILITY ROOM 17'11" x 4'11" (5.47 x 1.50)

Timber framed double glazed window to rear elevation, central heating radiator, range of wall and base units with complimentary work surface, sink with drainer, space for under-counter appliances, UPVC door leading to rear of property.

GARAGE 18'6" x 18'0" (5.63 x 5.48)

Central heating radiator, range of timber shelving.

GARAGE WC

Low level WC.

FIRST FLOOR

MASTER BEDROOM 13'0" x 11'6" (3.95 x 3.51)

Timber framed double glazed window to rear elevation, central heating radiator, TV point, fitted wardrobes, door leading to;

EN SUITE 6'8" x 5'5" (2.02 x 1.64)

Being part-tiled, timber framed double glazed opaque window to rear elevation, heated towel rail, low level WC, shower cubicle with thermostatic shower, twin basins.

BEDROOM TWO 11'10" x 6'8" (3.60 x 2.02)

Timber framed double glazed window to front elevation, central heating radiator.

BEDROOM THREE 8'11" x 11'10" (2.73 x 3.60)

Timber framed double glazed window to rear elevation, central heating radiator, TV point, hatch to loft.

BEDROOM FOUR 12'10" x 7'10" (3.91 x 2.39)

Timber framed double glazed window to front elevation, central heating radiator.

OUTSIDE

BACK GARDEN

Having paved area and laid to lawn.

FRONT GARDEN

Large driveway and off-road parking for multiple cars. Borders to side.

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.

LETTINGS * INVESTMENT * MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

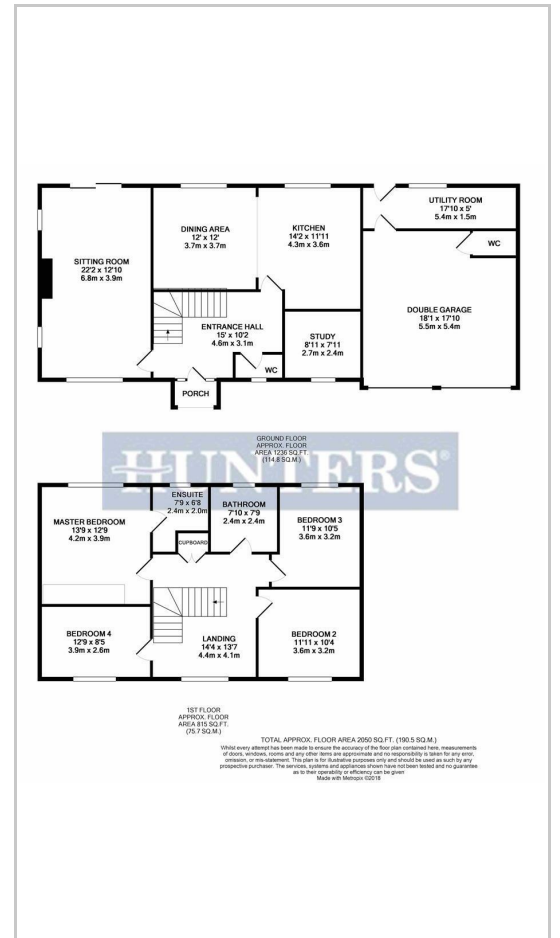
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Area Map



Floor Plans



Energy Efficiency Graph

