



HUNTERS[®]
HERE TO GET *you* THERE

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Summer Manor, Ilkley Road, Burley In Wharfedale, LS29 £379,950

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£10,000 discount if you reserve before the end of December and complete by 28th February 2025. A fantastic opportunity to acquire a retirement apartment within the exclusive Summer Manor development, within easy reach of Burley in Wharfedale village amenities. Apartment 20 is one of the largest two bedroom apartment within the development measuring 858 square feet. It's ideally located on the first floor and boasts a north easterly Juliette balcony overlooking the beautiful maintained gardens. The spacious living room is decorated in a natural colour which gives a bright and airy feel. The kitchen has been thoughtfully designed with ample work surface and storage, and includes an oven at waist height, plus an integrated fridge freezer. The property is held on a 999 year lease from June 2023 and the weekly service charge is currently £98.87 per week (reviewed annually). McCarthy Stone have a host of packages available to make moving easier, such as Part Exchange and Smooth Move.

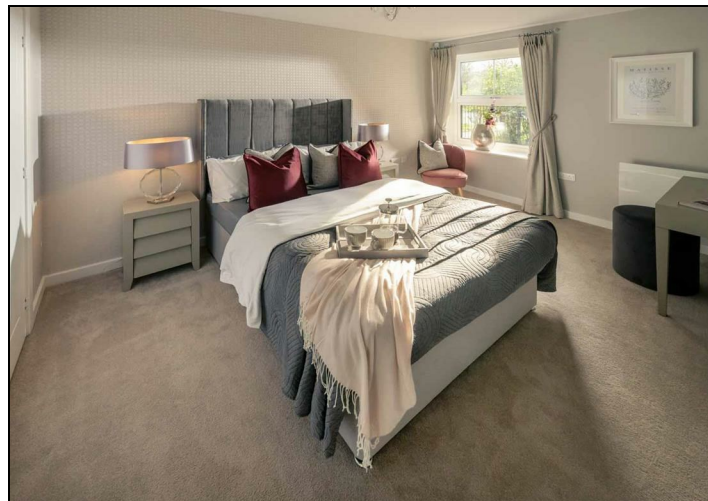
Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, a post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular,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

- TWO BEDROOM RETIREMENT APARTMENT
- FIRST FLOOR WITH JULIETTE BALCONY
- READY TO MOVE INTO WITH CARPETS, CURTAINS AND LIGHTS
- EXCLUSIVE MCCARTHY STONE SUMMER MANOR DEVELOPMENT
 - CAR PARKING
 - COMMUNAL LOUNGE
 - HOUSE MANAGER
 - PETS ALLOWED
- BURLEY IN WHARFEDALE VILLAGE AMENITIES CLOSE BY





20
858.5 SQFT
79.76 SQM

Living (Max)
19' 11" x 12' 1 1/2"
6075mm x 3692mm

Kitchen (Max)
10' 8" x 7' 11 1/2"
3247mm x 2430mm

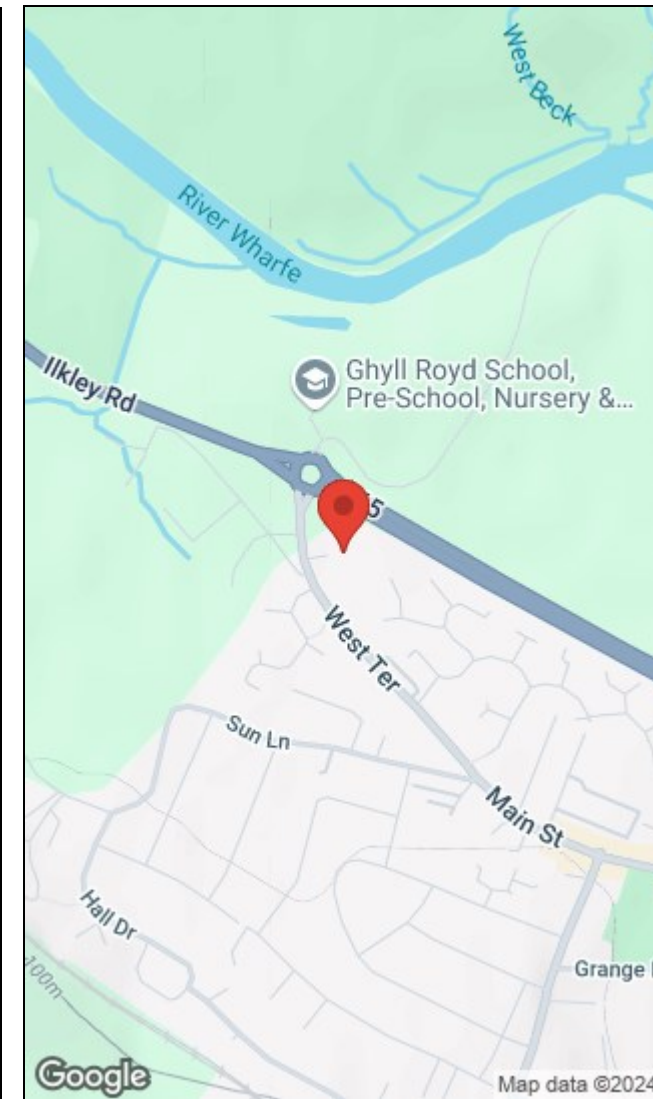
Shower (Max)
7' 2 1/2" x 5' 3 1/2"
2200mm x 1618mm

Bedroom One (Max)
13' 1 1/2" x 9' 10"
3995mm x 3000mm

Dressing Area (Max)
7' 0" x 7' 0 1/2"
2132mm x 2146mm

En-Suite (Max)
7' 2 1/2" x 6' 8 1/2"
2200mm x 2050mm

Bedroom Two (Max)
12' 11 1/2" x 9' 5"
3953mm x 2860mm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

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