



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Holme Park, Burley In Wharfedale, LS29

## Offers Over £450,000



A three bedroom detached house tucked away at the end of a cul de sac in the much sought after Burley in Wharfedale. The accommodation, in brief, comprises an entrance hallway, through living room and conservatory, dining room, kitchen, utility room and WC. To the first floor, there are three double bedrooms, one with an en suite, and a house bathroom. There is a double garage, a driveway for a couple of cars and lawned gardens to the front and rear. 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 DOUBLE BEDROOMS
  - DETACHED HOUSE
  - THROUGH LOUNGE
  - CONSERVATORY
  - KITCHEN AND UTILITY
- HOUSE BATHROOM AND EN SUITE
  - DOUBLE GARAGE
  - PRIVATE REAR GARDEN
  - EPC RATING D
  - NO ONWARDS CHAIN









## DIRECTIONS

From our Hunters Otley office 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. Continue towards Burley in Wharfedale and take the first exit at the next roundabout and then straight on at the roundabout immediately after that. Go passed the petrol station as well as the Catholic church on the right hand side, then take the next right onto Menston Old Lane. Take the first right hand turn onto Holme Grove and then follow the road around until you see Holme Park on the right. Follow the road until the end of the cul de sac and then park up on the right hand side. The property is on the right hand side and can be identified by our For Sale board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Bradford City Council

## ADDITIONAL SERVICES

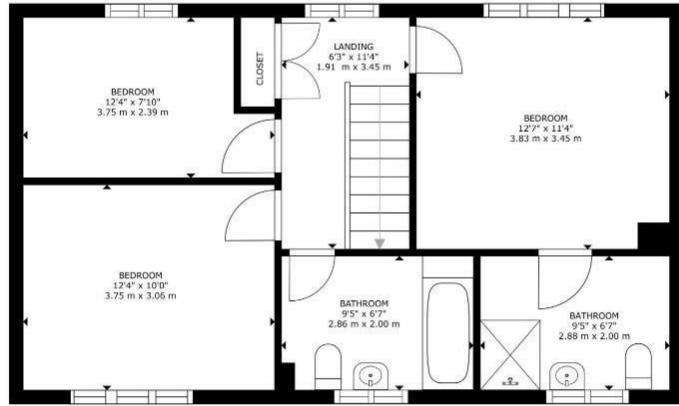
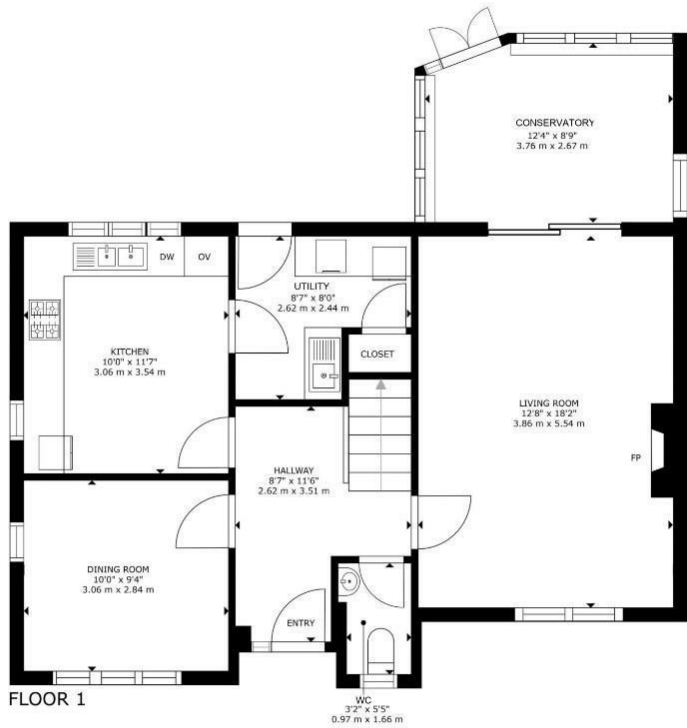
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## DISCLAIMER

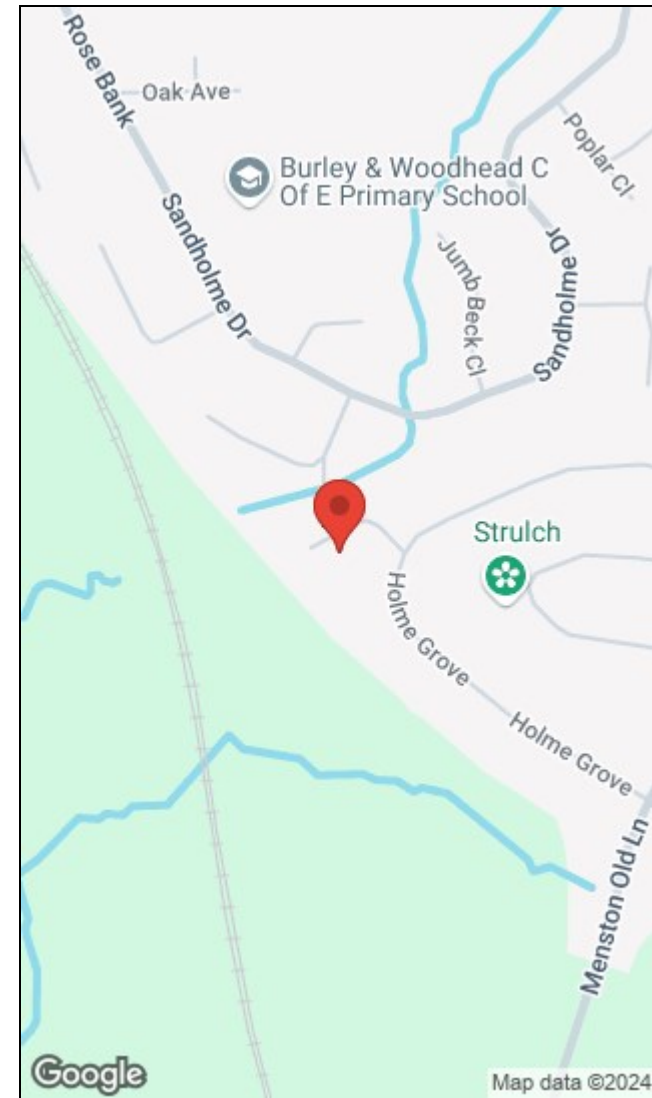
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

## 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.



GROSS INTERNAL AREA  
 FLOOR 1: 744 sq. ft, 69 m<sup>2</sup>, FLOOR 2: 580 sq. ft, 54 m<sup>2</sup>  
 TOTAL: 1,324 sq. ft, 123 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
	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>	<b>64</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>78</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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