



HUNTERS[®]

HERE TO GET *you* THERE

 3  1  2  

West Terrace, Burley In Wharfedale, LS29

Asking Price £340,000



Formerly two separate dwellings, this three bedroom stone built mid terrace cottage is generously proportioned throughout. The property has a tasteful blend of original features and modern touches and benefits from a rear landscaped garden with two seating areas to make the most of the sun, off street parking and an electric gate for privacy. The accommodation briefly comprises, on the ground floor: a charming living room, an open plan kitchen/diner, a conservatory, and under the stairs storage; on the first floor, there are two double bedrooms, a single bedroom and a contemporary bathroom. .

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, two primary schools, doctors surgery, library 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. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and also benefits from well-regarded schools for all ages including Ilkley Grammar School.

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



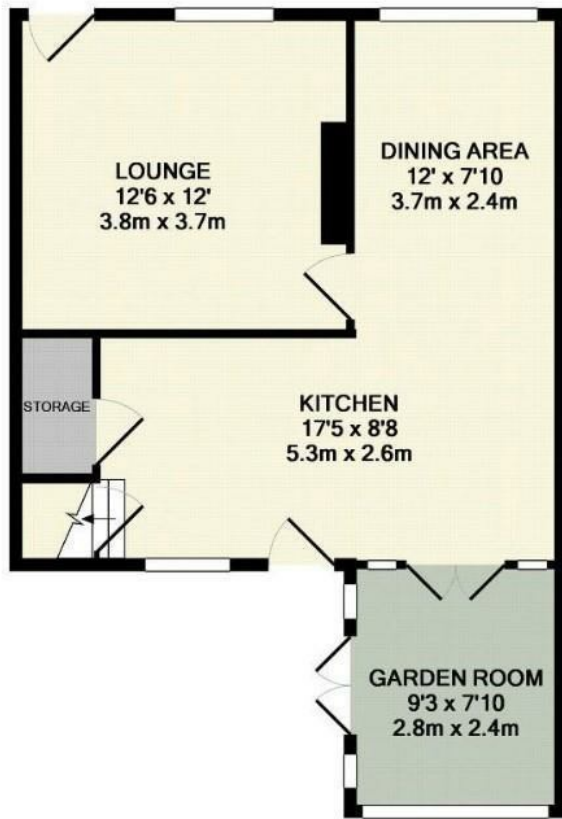
KEY FEATURES

- STONE BUILT MID TERRACE PROPERTY
 - OPEN PLAN KITCHEN/DINER
 - A MIX OF TRADITIONAL AND CONTEMPORARY
- LUXURY BATHROOM WITH BATH AND SHOWER
 - SUNNY REAR GARDEN WITH OFF STREET PARKING
 - CLOSE TO THE VILLAGE AMENITIES
 - COUNCIL TAX BAND C
 - EPC RATING C

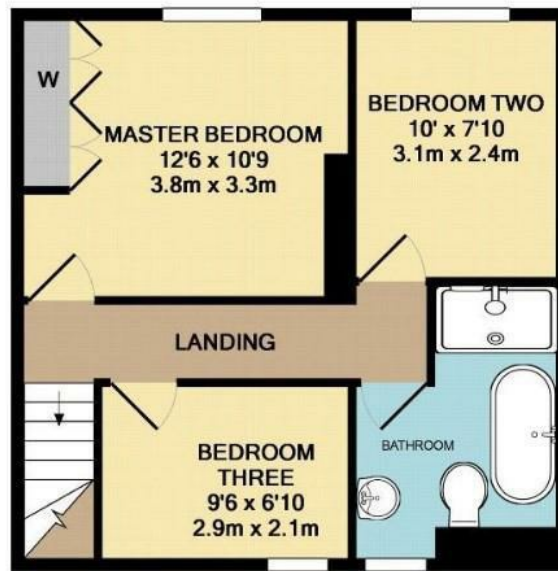








GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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 third exit into Burley in Wharfedale village and continue along Main Street. Continue straight over the two mini roundabouts in the centre of the village and continue until it becomes West Terrace. The property can be found on the right hand side and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band, C, 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.