

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Willow Tree Gardens

Burley In Wharfedale, LS29 7RL

£995 Per Calendar Month



Situated in the popular and picturesque village of Burley in Wharfedale, this two bedroom terraced property is ideally located within walking distance of local shops and amenities. The property offers a pleasant outlook with views across the recreational field to the rear. Briefly the accommodation comprises of; living room with electric fire, dining kitchen, two double bedrooms and bathroom. There are two allocated parking spaces and an enclosed patio garden with shed.

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.



## ACCOMMODATION

Timber front entrance door with opaque double glazed glass panel leads into:

## ENTRANCE HALL

Fuse box, central heating radiator.

## LIVING ROOM 15'9" x 10'6" (4.80 x 3.20)

Timber framed double glazed window to front, gas fire with timber surround, under stairs storage cupboard, central heating radiator.

## KITCHEN DINING ROOM 13'9" x 8'10" (4.19 x 2.69)

Timber framed double glazed window to rear, timber door with frosted glass panel leads out to rear of property, range of kitchen units at base and wall level with laminate work surfaces and splashback tiling, inset sink and drainer with chrome mixer tap over, Hotpoint oven, four ring gas hob with fitted extractor fan over, unit housing Potterton central heating boiler, space and plumbing for under counter washing machine, laminate flooring, central heating radiator.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM ONE 13'9" x 10'0" (4.19 x 3.05)

Two timber framed double glazed windows to rear, cupboard housing hot water cylinder, two central heating radiators.

## BEDROOM TWO 10'6" x 8'10" (3.20 x 2.69)

Timber framed double glazed window to front, generous storage cupboard, central heating radiator.

## BATHROOM

White bathroom suite comprising bath with electric shower over, low level WC and wash basin with vanity unit, extractor fan, central heating radiator.

## OUTSIDE

To the front of the property there are two allocated parking spaces and a lawn area. To the rear there is an enclosed patio garden with a large garden shed and decked seating area.

## DIRECTIONS

From our offices in Crescent Court, Ilkley, turn right onto Leeds Road and follow the A65 to Burley in Wharfedale. At the first mini roundabout, go straight ahead, passing The Red Lion pub. At the next mini roundabout, turn left onto Long Meadows. Turn right onto Willow Tree Gardens and the property can be found straight ahead, clearly identified by the Hunters For Sale board.

## 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 125 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.

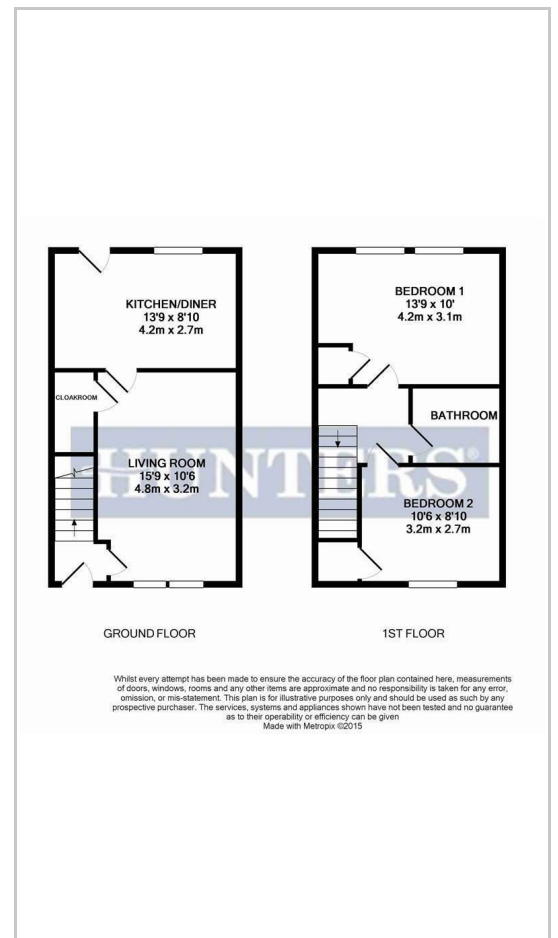
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Tel: 01943 660002 Email: [otley@hunters.com](mailto:otley@hunters.com) <https://www.hunters.com>

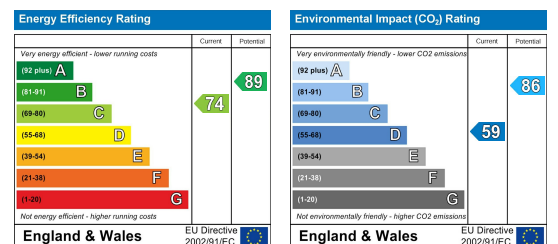
## Area Map



## Floor Plans



## Energy Efficiency Graph



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