

HUNTERS[®]

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Richard Gossop Court

Burley in Wharfedale, LS29 7SN

£1,795 Per Calendar Month



A superb modern mid-townhouse offering very well appointed and deceptively spacious accommodation over three floors, set in this delightful location in the heart of the village.

The property comprises a welcoming entrance hall, attractive modern fitted kitchen, W/C, a light and spacious lounge and dining area with French doors leading to the garden. To the first floor are two double bedrooms with a house bathroom and to the second floor is the master bedroom with en-suite and walk in wardrobe. Outside is a lovely south facing fully enclosed rear garden, a single garage and off-street parking.

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 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

UPVC double glazed windows throughout and gas central heating.

ENTRANCE HALL

Welcoming entrance hall with coat hooks.

KITCHEN 14'9" x 13'9" (4.50 x 4.19)

Window to front aspect, a range of wall and base units with worktops and tiled splashbacks. Stainless steel sink with mixer tap, built-in fridge/freezer and dishwasher, washing machine, integrated electric oven with four ring gas hob and extractor hood over, radiator, tiled flooring, breakfast bar island and useful under-stair cupboard.

LOUNGE/DINING AREA 17'9" x 14'0" (5.41 x 4.27)

Light space with Velux and French doors leading directly onto the south facing garden opening directly into the garden. Two radiators.

WC

Low flush w/c, pedestal basin and radiator.

Illuminated stairs to first floor :-

LANDING

Window to front, storage cupboard, radiator.

BEDROOM 14'0" x 10'9" (4.27 x 3.28)

Window to rear aspect, radiator.

BEDROOM 9'6" x 7'3" (2.90 x 2.21)

Window to front aspect, radiator.

BATHROOM

Fitted with three piece suite comprising panelled bath with hand shower attachment, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, heated towel rail, vinyl flooring.

Stairs leading to second floor :-

MASTER BEDROOM 19'0" x 10'6" (5.79 x 3.20)

This spacious and airy room comprises the entire top floor. There is a Velux window, a double dormer window with blind, radiator and large fitted walk-in wardrobe with sliding doors. There is also access to a useful loft with light via a built-in folding ladder.

ENSUITE

Fitted with a pedestal wash hand basin with mixer tap and tiled splashback, low-level WC, a shower enclosure with thermostatic shower, extractor fan, dormer window to rear, heated towel rail, vinyl flooring.

OUTSIDE

To the front is a small low-maintenance garden whilst to the rear is a pleasant south-facing landscaped enclosed garden. There is a parking space in front of the single garage.

RESTRCTIONS

NO PETS / NO SMOKERS

DIRECTIONS

From the roundabout in the centre of Burley in Wharfedale, proceed up Station Road before turning right on to Aireville Terrace. After a short distance turn right into Amy Busfield Green. Upon entering the development bear right through the break in the properties where the property will be found immediately ahead.

AGENTS NOTES

Assured Shorthold Tenancy – minimum 12-month term on an Assured Shorthold Tenancy

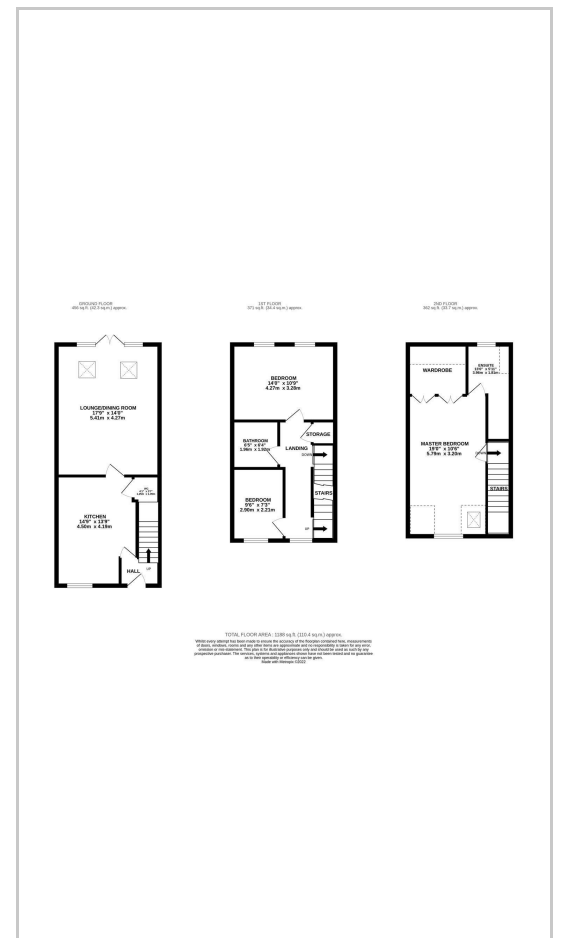
Restrictions – NO SMOKERS / NO PETS

Rent is exclusive of all usual tenant outgoings unless otherwise stated.

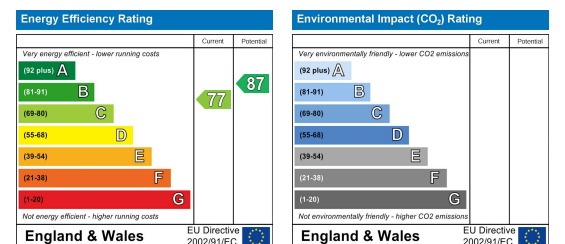
Area Map



Floor Plans



Energy Efficiency Graph



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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