



HUNTERS[®]

HERE TO GET *you* THERE

 3  1  3  D

Heather Rise, Burley In Wharfedale, LS29

Offers Over £430,000



A three bedroom detached family home located in a popular residential area. The property which has been extensively extended to the ground floor offering generous living space, and is within a very popular location being convenient for the village, well regarded schools and the railway station. This lovely family home has an entrance hallway, spacious living room, an open plan kitchen/dining room, conservatory, versatile playroom/study, utility room, store room and WC. To the first floor, there are three bedrooms and house bathroom. Externally, the property benefits from a low maintenance rear garden with patio seating area, and there is a driveway to the front for a couple of vehicles. The property comes to market CHAIN FREE.

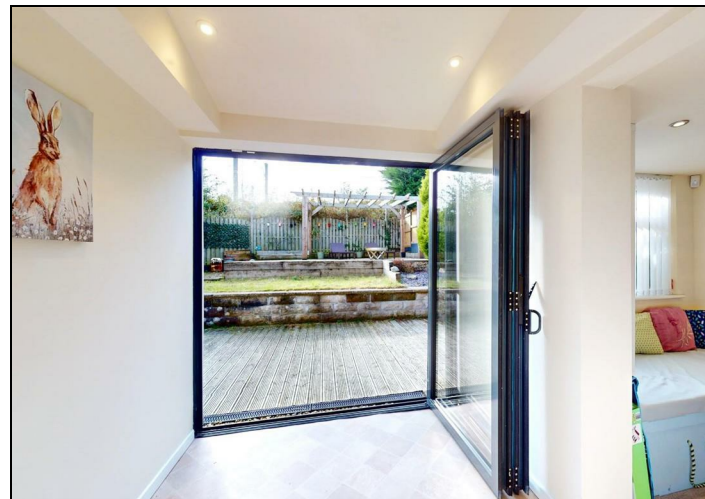
Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, a post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular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

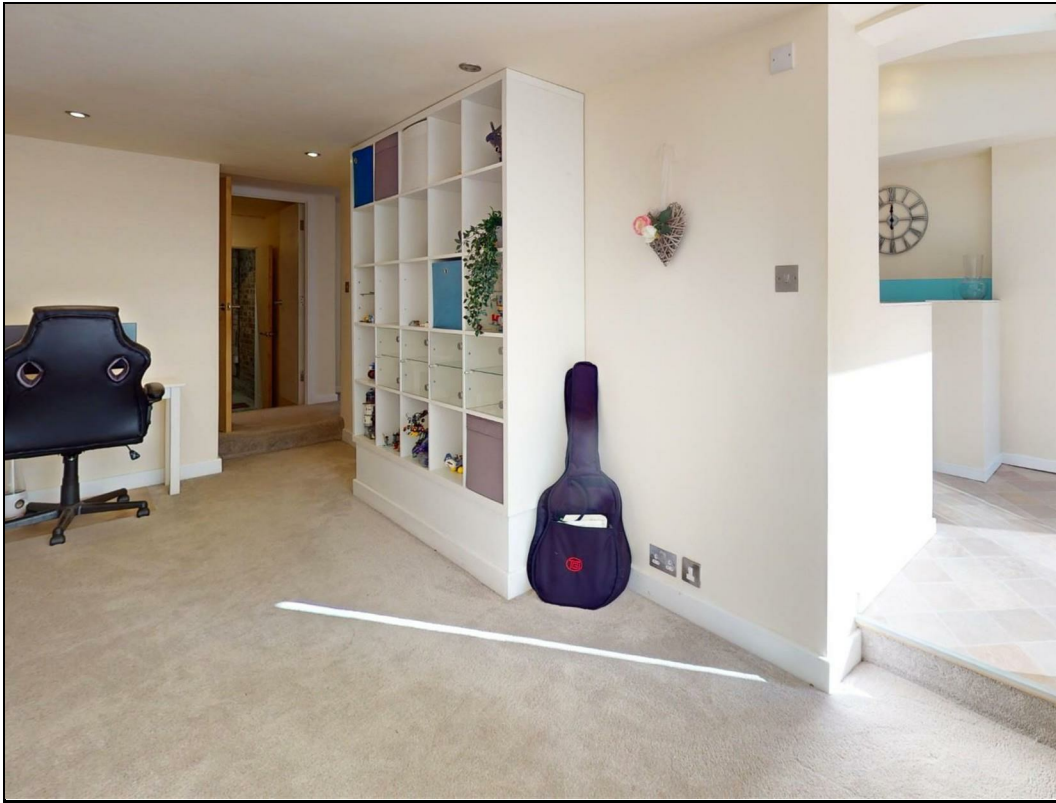
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



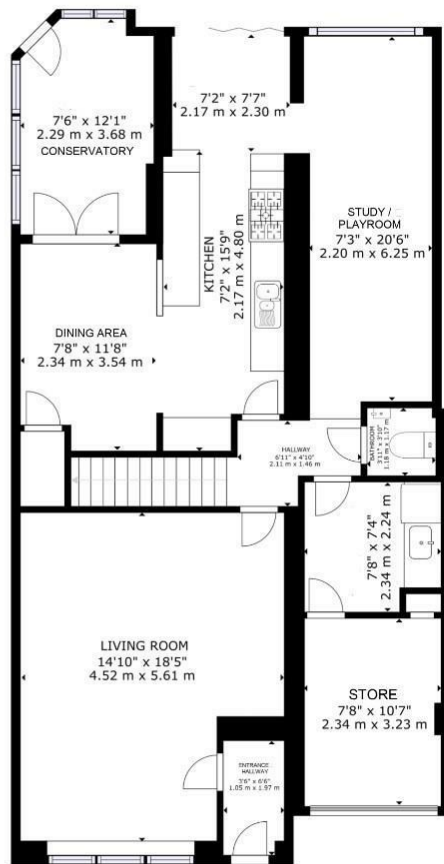
KEY FEATURES

- THREE BEDROOM DETACHED HOUSE
- ONE STOREY EXTENSION TO THREE SIDES
 - POPULAR RESIDENTIAL LOCATION
 - CONSERVATORY
 - VERSATILE LIVING SPACE
 - LOW MAINTENANCE REAR GARDEN
- PARKING FOR TWO VEHICLES PLUS STORE
 - EPC RATING D
 - NO ONWARD CHAIN









FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1054 sq ft, 90.29 m², FLOOR 2: 419 sq ft, 38.89 m²
 EXCLUDED AREA: GARAGE: 82 sq ft, 7.59 m²
 TOTAL: 1473 sq ft, 129.18 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley & Ilkley offices on Kirkgate, proceed along Kirkgate. At the traffic lights turn left on to Westgate, proceed along Westgate to the roundabout and take the third exit. Proceed to the next roundabout and take the first exit onto A65. At the roundabout take the second exit and then turn onto Sandholme Drive. Take the forth left turning onto Heather Rise. Follow the road around to the right and the property will be on your left and identifiable by the Hunters Otley FOR SALE board.

AGENTS NOTES

Freehold

Council Tax Band D, 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.

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.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

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

