



HUNTERS[®]
HERE TO GET *you* THERE

4 2 2 C

Sun Lane, Burley In Wharfedale, Ilkley, LS29

£450,000



This beautiful character Victorian stone built mid terrace property has been completely renovated from top to bottom, and must be seen to be truly appreciated. To the ground floor the property comprises of an entrance hallway with original stone flagged floor, a spacious lounge, a great sized Shaker style dining kitchen and a door opening onto the private rear garden. In addition there is a sizeable cellar which has been converted into a utility room with storage. To the first floor there are two double bedrooms, a single bedroom and a contemporary, four piece house bathroom, not to mention a stunning, original, tall, arched stained glass window to the rear elevation. To the second floor there is a fabulous attic bedroom with fitted cupboards and contemporary en suite shower room. The property benefits from having a lovely quiet, private, lawned garden to the rear with an Indian stone patio, providing a perfect spot to enjoy the afternoon and evening sunshine, to the front of the house there is a low maintenance garden.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, two outstanding 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
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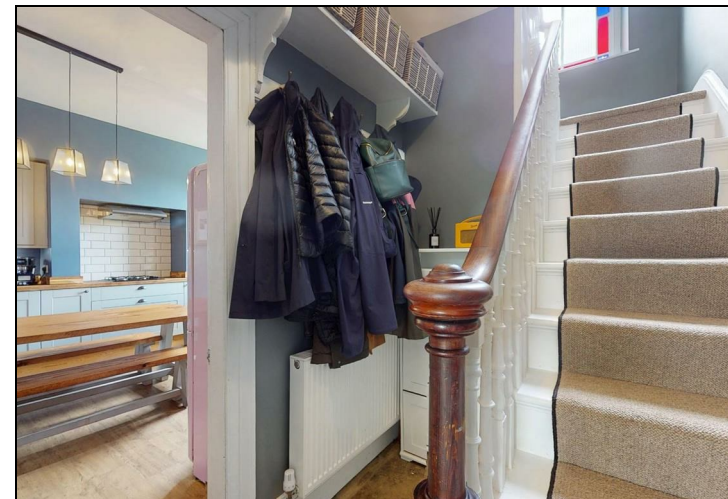


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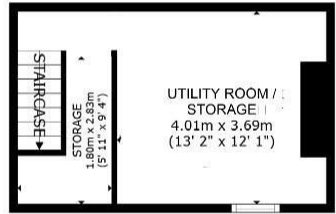


KEY FEATURES

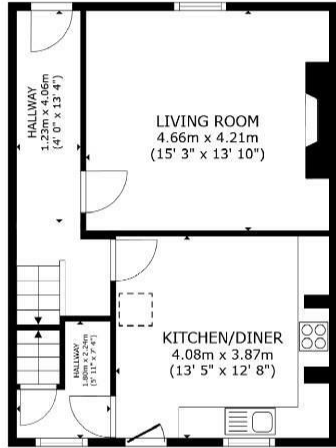
- FOUR BEDROOM VICTORIAN MID TERRACE
- ORIGINAL CHARACTER FEATURES
 - SET OVER FOUR FLOORS
- HOUSE BATHROOM & EN SUITE
- BASEMENT UTILITY ROOM
- PRIVATE REAR GARDEN
- DINING KITCHEN
- CLOSE TO VILLAGE CENTRE AND TRAIN STATION
- EPC RATING C



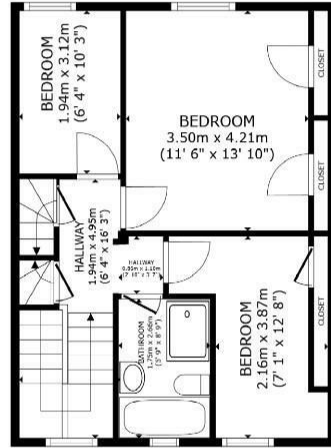




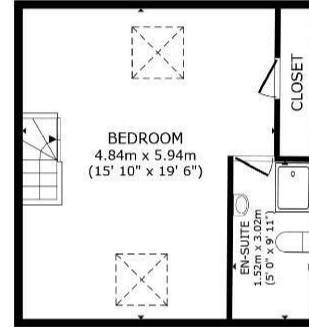
BASEMENT



FLOOR 1



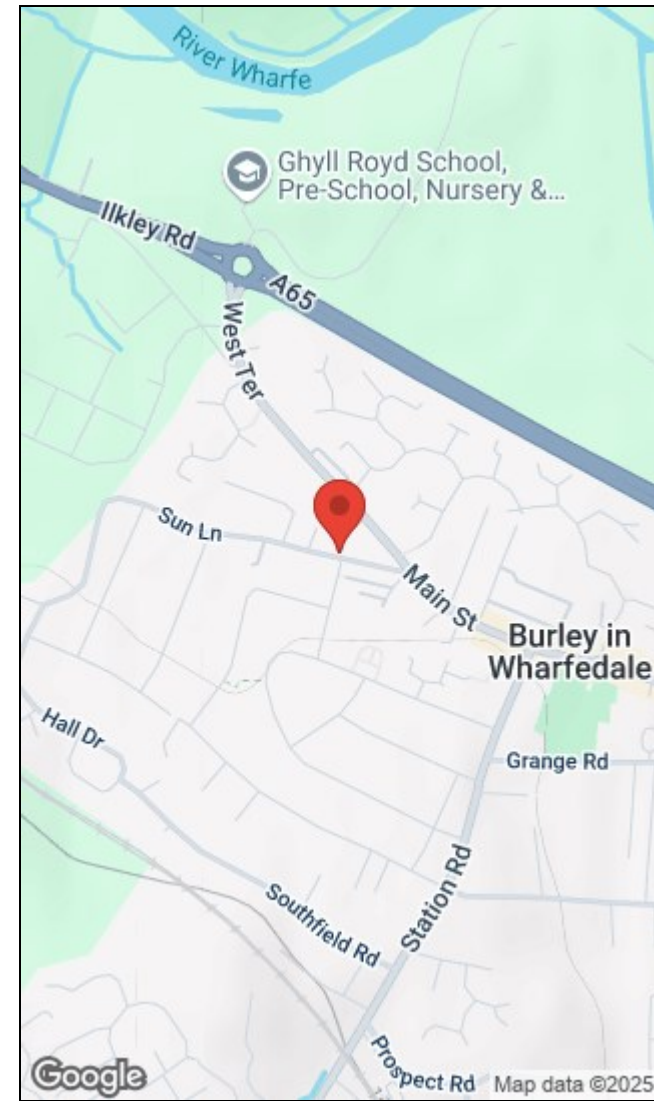
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 21.8 m² (235 sq.ft.) FLOOR 2 49.0 m² (527 sq.ft.) FLOOR 3 48.3 m² (520 sq.ft.)
FLOOR 4 32.9 m² (355 sq.ft.)
TOTAL : 152.1 m² (1,637 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		84			
		70			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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