



HUNTERS[®]

HERE TO GET *you* THERE

 4  2  2  D

Tanfield Drive, Burley In Wharfedale, LS29

£560,000

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A four bedroom detached house situated in a popular residential development close to the centre of Burley in Wharfedale village. An ideal family home, well presented throughout and of good proportions, the accommodation briefly comprises, on the ground floor, a welcoming entrance, living room, kitchen breakfast room, separate dining room/snug and downstairs WC. On the first floor, there are three double bedrooms, one with en suite shower room, a generous single bedroom, and a house bathroom. Externally, to the front, there is a tarmac driveway for off street parking and to the rear of the house there is a fully enclosed garden. mostly laid to lawn with shrub borders and paved patio seating area.

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



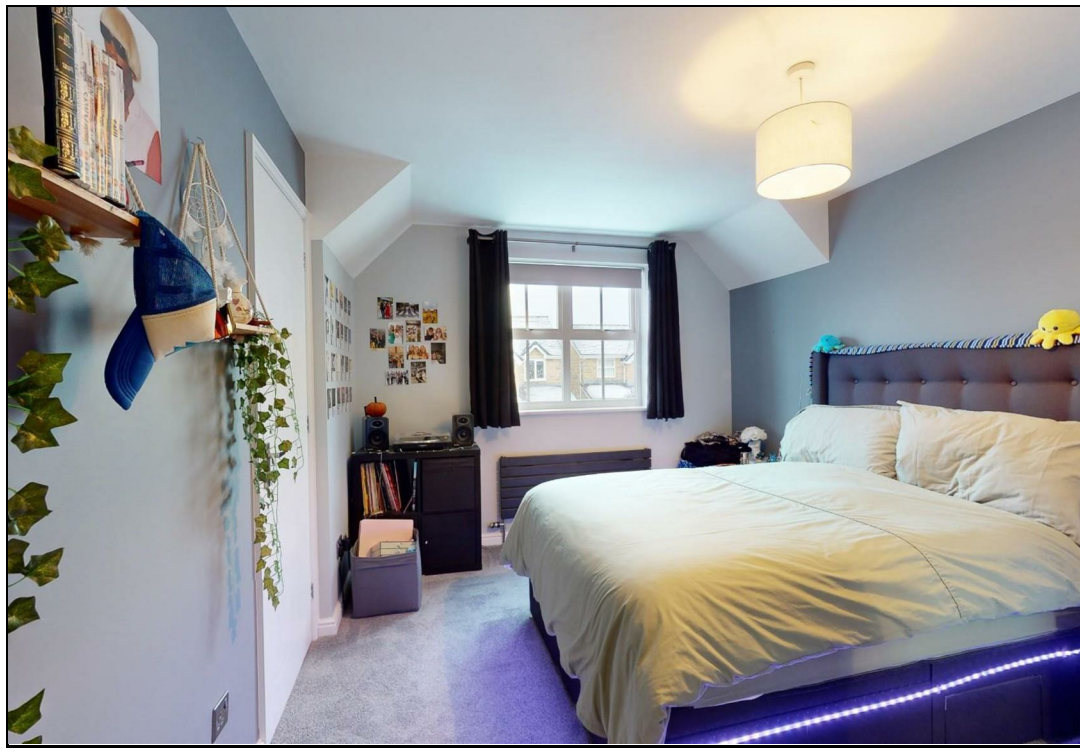
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KEY FEATURES

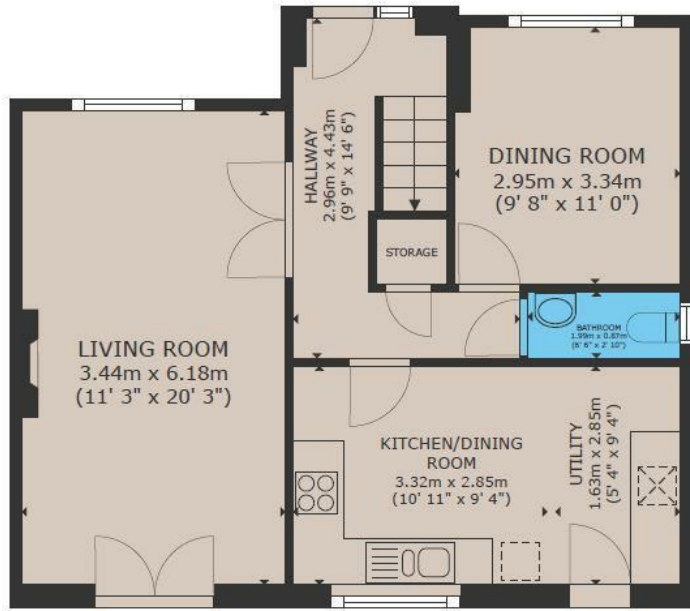
- 4 BED DETACHED
- FAMILY HOME
- POPULAR DEVELOPMENT
- BATHROOM & EN SUITE
- ENCLOSED REAR GARDEN
 - EPC RATING D
 - SINGLE GARAGE
- DRIVEWAY ADDITIONAL PARKING
 - COUNCIL TAX BAND E











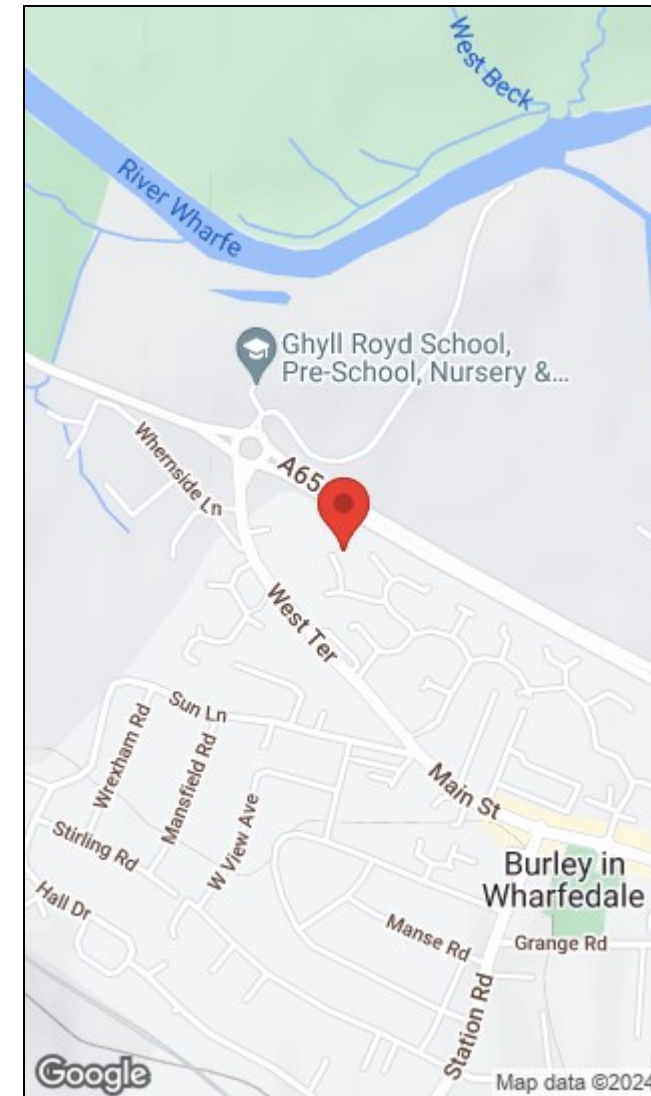
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 59.3 m² (638 sq.ft.) FLOOR 2 56.7 m² (610 sq.ft.)
 TOTAL : 116.0 m² (1,248 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
EU Directive 2002/91/EC	
England & Wales	

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