



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85
England & Wales	EU Directive 2002/91/EC	

enfields



Burley In Wharfedale, LS29 7ST

Five Bedroom Town House

£679,950

**Charming Large Reception Hallway : Utility Room and Study/Walk in Wardrobe
: An Impressive Family Living Area : Large Breakfast Kitchen and Dining Area
: Generous Bedrooms : Four Bath/Shower Rooms : Principle Bedroom With
Stunning Views and En-Suite : Sunny Rear Garden With Lawn and Patio :
Excellent Location Ideal for Families**



PROPERTY DETAILS

Step into the realm of luxury living with this magnificent five-bedroom townhouse, where every corner exudes elegance and comfort. As you cross the threshold through a charming covered porch, you're welcomed into a spacious reception hall that sets the tone for the grandeur within. This haven boasts generously sized rooms, including a versatile converted garage space currently serving as a home office and walk in wardrobe along with a shower room. A bedroom and utility seamlessly connect with the sun-drenched south-facing garden.

Ascend to the first floor, where culinary delights await in the attractive dining kitchen adorned with opulent countertops and top-of-the-line appliances. With decked balcony overlooking the lush rear garden and ample space for family gatherings around the central island, this kitchen is the heart of the home. Retreat to the lounge adorned with Juliet balconies providing a breath of fresh air. This open plan family area includes another study space.

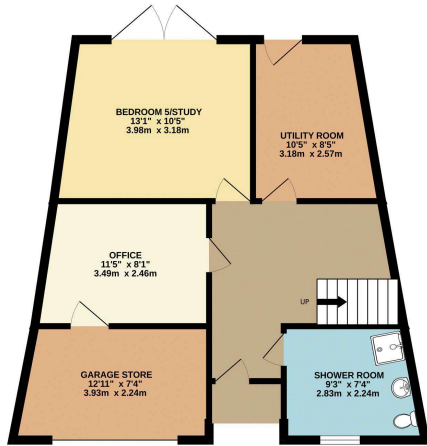
Venture to the second floor, where three commodious bedrooms await, including a master suite boasting fitted wardrobes and an en suite shower room. The house bathroom, adorned with modern fixtures, completes this level. But the marvels don't cease there – ascend to the third floor and discover a stunning attic conversion. Revel in the panoramic vistas from large Velux windows as you unwind in the deluxe bedroom, complemented by a chic contemporary bathroom.

Outside, a level south-facing garden beckons for al fresco gatherings on its lush lawn and inviting patio. Meanwhile, the frontage boasts a block-paved driveway providing parking for vehicles, ensuring convenience for the modern family.

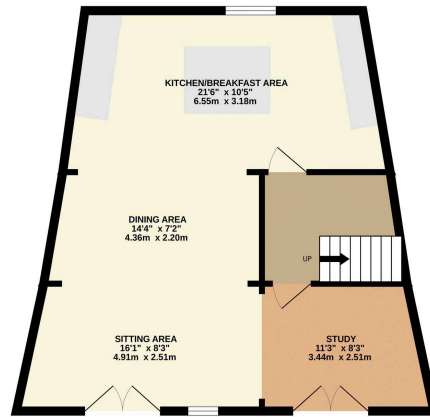
Nestled in the vibrant community of Burley in Wharfedale, this residence offers more than just a luxurious abode – it provides a lifestyle. With an array of local amenities, including shops, schools, restaurants, and recreational facilities, at your doorstep, and a swift commuter rail service to Leeds, Bradford, and Ilkley, convenience and charm converge seamlessly in this idyllic locale. Don't miss the opportunity to make this exquisite property your forever home

FLOOR PLANS

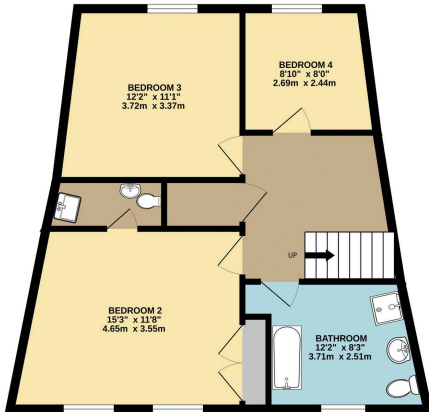
GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



3RD FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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