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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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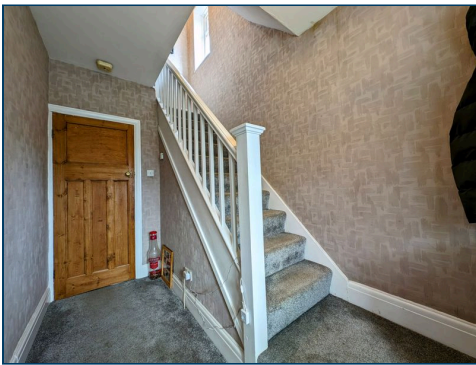
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6 Station Road, Burley In Wharfedale, LS29 7JL

t: 019943 618661 e: sales-wharfedale@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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West View Road, Burley In Wharfedale, Three Bedroom Semi Detached **£350,000**

**Spacious Throughout : Extended Kitchen : Through Lounge And Dining Area
With Wood Burner : Two Double Bedrooms And A Single : Three Piece House
Bathroom : Gardens To Front And Rear : Driveway And Garage : Walking
Distance To Local Amemities And Schools :**

PROPERTY DETAILS

Nestled in the heart of the vibrant community of Burley In Wharfedale, this charming 3-bedroom semi-detached home offers the perfect blend of convenience and comfort, promising a lifestyle of ease and enjoyment.

Ideally situated close to the main street, with its array of local pubs, cafes, and amenities, this property invites you to immerse yourself in the bustling atmosphere of village life. Yet, tucked away on a large plot, it offers a sense of privacy and tranquility, creating a peaceful retreat to call your own.

Approaching the property, a welcoming porch sets the tone for the warm and inviting interiors that await within. Step inside to discover an inner hallway that guides you through to the heart of the home.

The extended kitchen is a haven for aspiring chefs, offering ample space for culinary creations and casual dining alike. Meanwhile, the lounge through diner exudes a cozy ambiance, enhanced by the presence of a wood burner, perfect for curling up with a good book on chilly evenings. Patio doors beckon you to step outside and immerse yourself in the beauty of the rear garden, where lush greenery and blossoming flowers create a tranquil oasis for relaxation and outdoor entertaining.

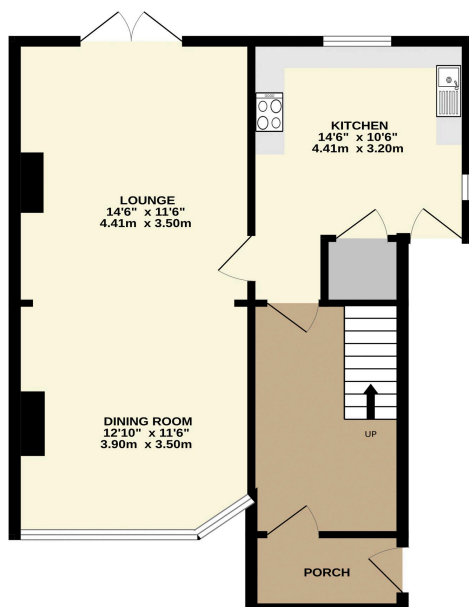
Ascending to the first floor, you'll find two generously proportioned double bedrooms, offering peaceful sanctuaries for rest and rejuvenation. A single bedroom provides versatility, whether utilised as a home office, guest room, or personal sanctuary. The three-piece house bathroom completes the accommodation, offering practical amenities for daily comfort.

Outside, the property boasts gardens to both the front and rear, providing ample space for outdoor activities and enjoying the fresh air. A driveway and garage offer convenient parking solutions, ensuring ease of access for residents and guests alike.

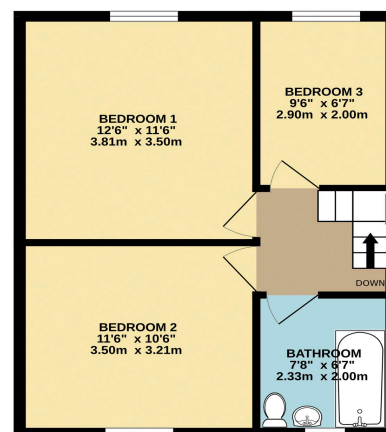
While this home may benefit from some cosmetic updating, it presents an exciting opportunity to personalize and transform it into your dream abode. With its prime location and abundance of potential, this property promises a lifestyle of convenience, comfort, and endless possibilities in the heart of Burley In Wharfedale.

FLOOR PLANS

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 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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