



Jill Kilner Drive | | Burley In Wharfedale | LS29 7SQ

£315,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

63 Jill Kilner Drive |
Burley In Wharfedale | LS29 7SQ
£315,000

Forming part of the highly regarded Scalebor Park development this two bedroomed converted apartment offers light and spacious accommodation in smart order throughout.

The property is accessed via a welcoming communal reception hall, on entering the apartment there is a spacious hallway with two very sizeable storage cupboards, a superb open plan living kitchen area with a stunning bay window enjoying views across open parkland, two bedrooms the principal having ensuite shower facilities and a further bathroom. The property has the benefit of an allocated parking space and communal grounds which are maintained as an amenity for the residents.

- Two Bedrooms
- Allocated parking
- Well kept communal grounds
- Ground floor
- Light and spacious accommodation
- Close to a train station

Communal entrance

With intercom entry system

Reception hall

A spacious and welcoming hall with two very useful sizeable storage cupboards and laminate flooring. Intercom entry system.

Open plan living Kitchen

Kitchen area

1260 x 1171 (3.66m x 3.35m)

A range of shaker style wall and base units with coordinating work tops and tiling to the splash areas. One and a half bowl sink with mixer taps over, Central island providing further storage and seating space. A range of integral appliances to include an oven, hob, fridge, dishwasher, two freezers and a washing machine. Laminate flooring.



Forming part of the highly regarded Scalebor Park development this two bedroomed converted apartment offers light and spacious accommodation in smart order throughout.

The property is access via a welcoming communal reception hall, on entering the apartment there is a spacious hallway with two very sizeable storage cupboards, a superb open plan living kitchen area with a stunning bay window enjoying views across open parkland, two bedrooms the principal having ensuite shower facilities and a further bathroom. The property has the benefit of an allocated parking space and communal grounds which are maintained as an amenity for the residents.



Sitting room area

19'38 x 15'53 (5.79m x 4.57m)

A wonderful light and spacious area with a bay window to the front elevation and a window to each side elevation. High ceilings and laminate flooring.

Bedroom One

13'11 x 11'67 (4.24m x 3.35m)

With a window to the front elevation and fitted wardrobes.

Ensuite Shower room

6'43 x 5'59 (1.83m x 1.52m)

Comprising a shower cubicle, pedestal washbasin, WC and towel rail.

Bedroom Two

13'71 x 12'01 (3.96m x 3.68m)

With a window to the rear elevation.

Bathroom

Three piece suite comprising a bath with shower over, WC and pedestal washbasin. Tiling to the splash area, tiled effect flooring and spotlights to the ceiling.

Tenure

Leasehold with 978 years remaining.

Ground rent £245.00 pa

Maintenance of parkland £360.00 pa

Annual service charge £3497.00

Burley in Wharfedale

Burley in Wharfedale is the quintessential Yorkshire village, situated just 3 miles from Ilkley town centre and 13.5 miles from Leeds City centre. Located towards the top of the village, the train station provides regular links to Leeds, Bradford and London. The village itself features a wonderful blend of amenities from coffee shops, a local cooperative, library, doctors surgery and play park. There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's Harry Brook. With the backdrop of the Moors and the River Wharfe being a prominent feature, it really is a fabulous setting for walks, adventure and raising a family.

Council Tax

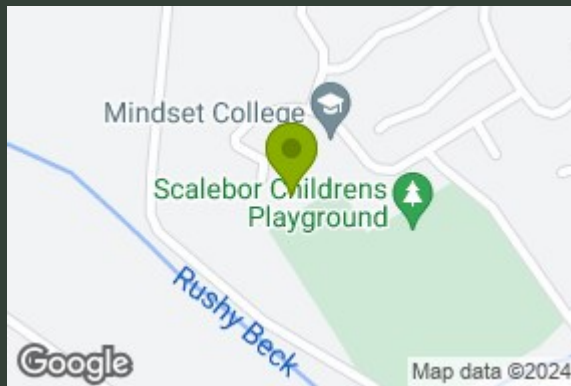
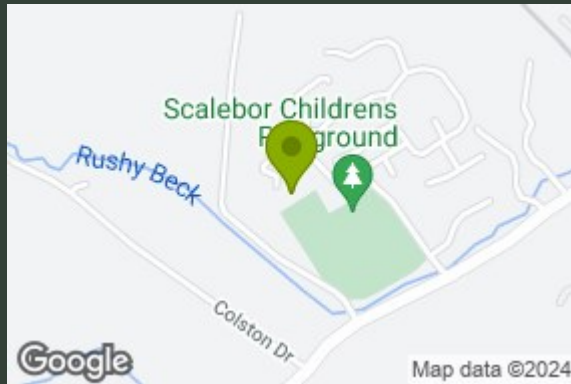
City of Bradford Metropolitan District Council Tax Band D

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

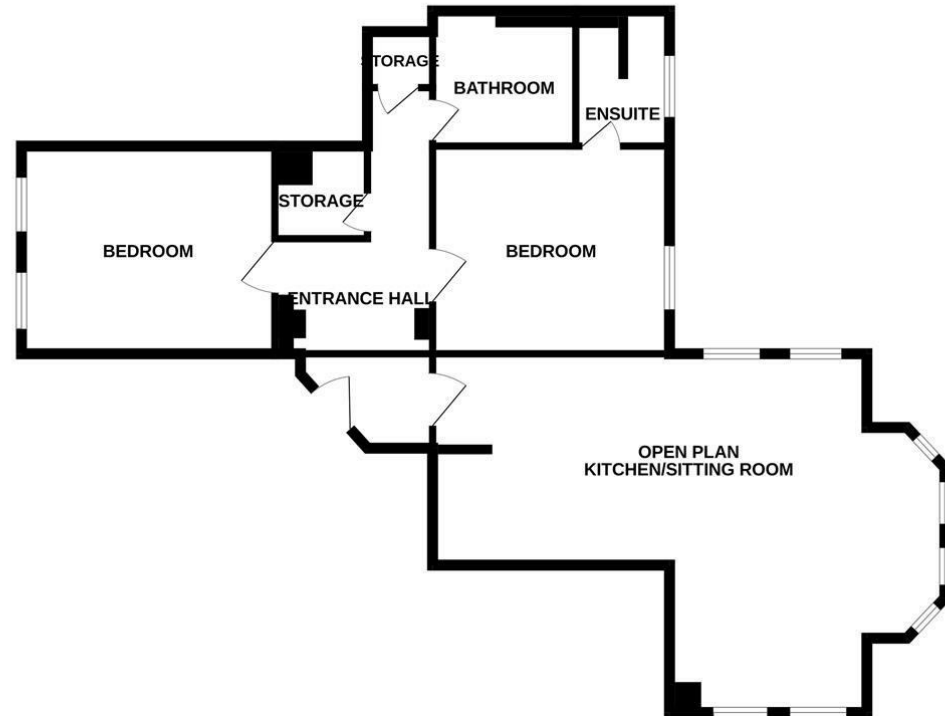
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
https://www.tranmerwhite.co.uk/