



Grangefield Avenue | Burley In Wharfedale | Ilkley | LS29 7HA

£325,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

36 Grangefield Avenue | Burley In
Wharfedale
Ilkley | LS29 7HA

An attractive traditional stone built Edwardian terrace house occupying an enviable setting in a much admired neighbourhood. The property is within a short walk of village amenities and directly adjoins Burley in Wharfedale Cricket Club.

The property, which has been extended to the rear, would benefit from some updating and modernisation and includes a welcoming hallway, a sitting room, dining room and fitted kitchen on the ground floor. The upper floors include three good sized bedrooms and a bathroom. To the rear of the house is an enclosed and west facing courtyard garden.

- Traditional Edwardian Extended Stone Built Terrace House
- In Need Of Some Modernisation & Improvement
- Dining Room & Fitted Kitchen
- Bathroom
- EPC Rating D
- Village Centre Setting Adjoining Cricket Club To Rear
- Reception Hall & Sitting Room
- 3 Bedrooms
- West Facing Courtyard Garden
- Council Tax Band C

GROUND FLOOR

Reception Hall

With a panelled entrance door and dado rail.



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Sitting Room

14'0" x 10'8" (4.27m x 3.25m)

With a tiled interior fireplace and a bay window to the front elevation. Moulded ceiling cornice and picture rail.

Dining Room

14'2" x 12'0" (4.32m x 3.66m)

With recessed spotlights and a useful downstairs store cupboard. Open arch to:

Kitchen

11'10" x 8'0" (3.61m x 2.44m)

With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Integrated appliances include a gas range cooker, automatic washer, dishwasher, fridge freezer. Two Velux rooflight windows. Glazed door to the rear.

FIRST FLOOR

Landing leading to

Bedroom

14'2" x 11'7" (4.32m x 3.53m)

With a moulded ceiling cornice and closet.

Bedroom

9'3" x 8'10" (2.82m x 2.69m)

With a laminate floor and a window overlooking the cricket club to the rear

Bathroom

With a white suite comprising a panelled bath having a shower over, wash basin with cupboards beneath and a low suite wc. Part wall tiling. Chrome heated towel rail.

SECOND FLOOR

Bedroom

16'3" x 13'0" (4.95m x 3.96m)

With two Velux rooflight windows.

OUTSIDE

Gardens

There is a low maintenance garden to the front of the house.

To the rear is an enclosed stone flagged courtyard garden which enjoys a westerly aspect.

Small stone outbuilding to the rear.

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 C

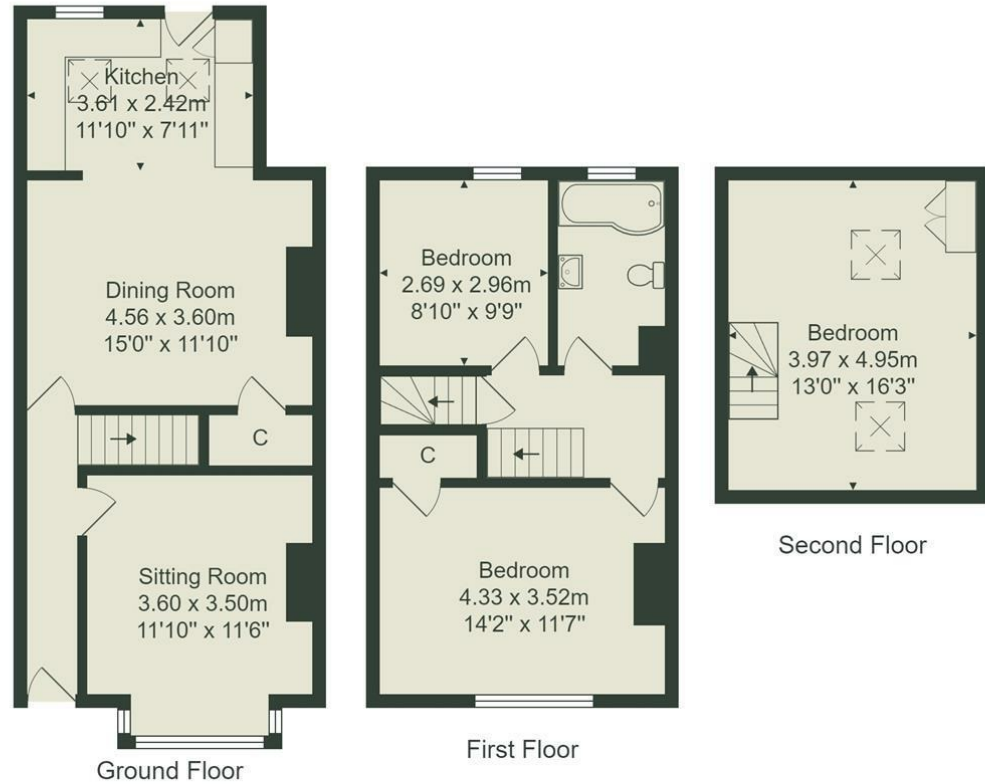
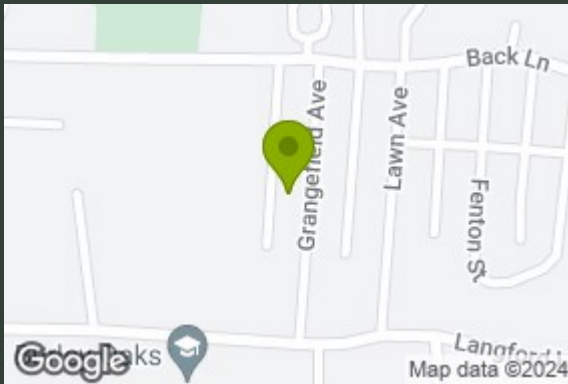
Please Note

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.

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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.





Total Area: 105.4 m² ... 1134 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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