



Bramble Cottage | | Burley in Wharfedale | LS29 7BZ

£325,000

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Trusted Estate Agents

13 Iron Row |
Burley in Wharfedale | LS29 7BZ
£325,000

A quintessential cosy cottage tucked back off the Main street in the sought after village of Burley in Wharfedale. This character cottage is packed with period features such as vaulted ceilings a feature fireplace with a gas stove perfect for those cosy evenings in. The accommodation in brief comprising sitting room, dining kitchen, two bedrooms and bathroom. Outside there is a West facing courtyard garden and a parking space.

- Character Cottage
- Parking
- Council Tax Band D
- Smartly Presented Throughout
- Two Bedrooms
- West facing garden
- Sought After Residential Area

Sitting room

17'8 x 11'10 (5.38m x 3.61m)

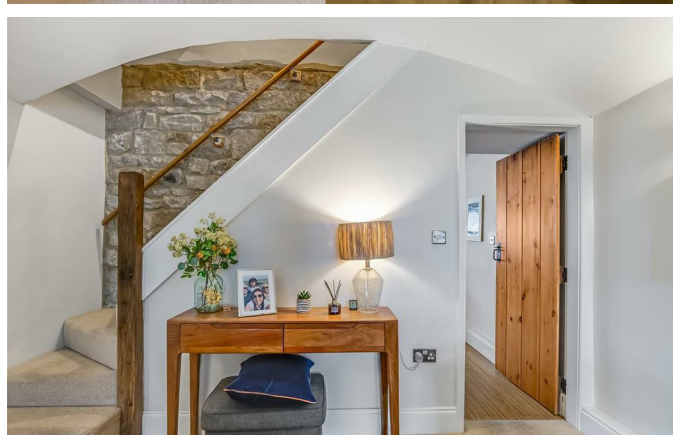
Entrance door leading to this cosy sitting room with a vaulted ceiling and a window to the front elevation with fitted plantation shutters. Feature stone fireplace with a gas stove.

Dining Kitchen

13'0 x 12'6 plus entry recess (3.96m x 3.81m plus entry recess)

A recently fitted shaker style kitchen with plenty of space for a dining table and chairs comprising a range of wall and base units with coordinating quartz worktops and upstands, inset one and a half bowl sink with mixer taps over. Integrated appliance to include a Zanussi five ring gas hob, Neff oven, Neff Microwave oven, Beko dishwasher and a Hotpoint washer/dryer. Space for a fridge/freezer. Wood effect flooring.

A cupboard houses the boiler. A window to the rear elevation and a composite rear entrance door leading to the rear garden.



A quintessential cosy cottage tucked back off the Main street in the sought after village of Burley in Wharfedale



Storage Cellar

176 x 52 (5.33m x 1.57m)

Accessed via stone steps from the kitchen. A useful storage space.

First floor

Bedroom One

14'11 x 12'0 (4.55m x 3.66m)

A well proportioned double bedroom with a vaulted ceiling and feature fireplace. Two windows to the front elevation and a recessed wardrobe.

Bedroom Two

13'1 x 6'9 (3.99m x 2.06m)

With a window to the rear elevation.

Bathroom

9'10 x 5'4 (3.00m x 1.63m)

A modern white suite comprising a free standing bath, corner shower cubicle, WC and pedestal wash basin. Chrome heated towel rail, shaver point. Tiled floor and part panelled walls. Underfloor heating and a window to the rear elevation.

Outside

There is a stone paved courtyard garden to the rear with a raised flower bed.

Parking

There is an off street parking space to the rear of the property.

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.

Please Note

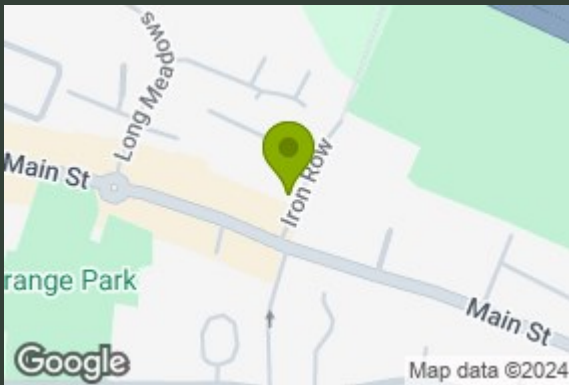
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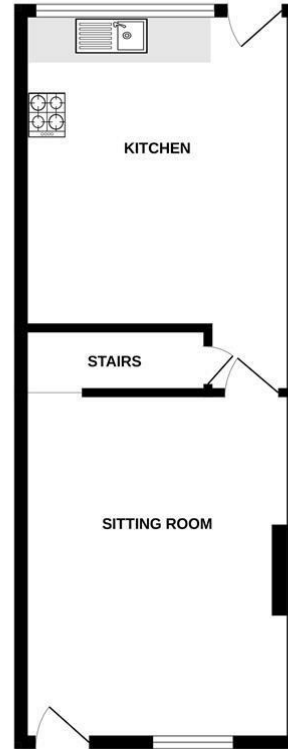
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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

Council Tax

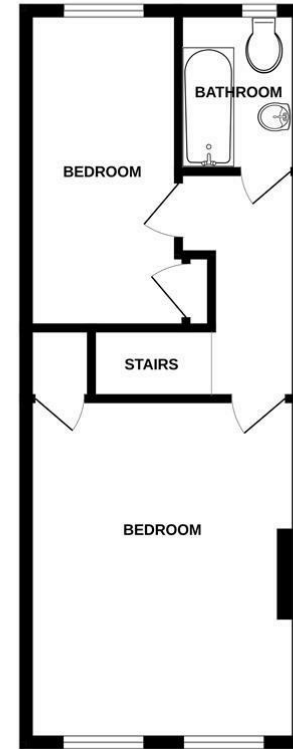
City of Bradford Metropolitan District Council Tax Band D.



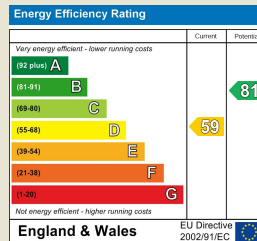
GROUND FLOOR



FIRST FLOOR



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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