



Thornton Street | | Burley in Wharfedale | LS29 7JD

£189,950

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Trusted Estate Agents

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Burley in Wharfedale | LS29 7JD
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A two bedroomed stone built mid terraced property situated a short walk to the centre of the village and within easy access to Burley in Wharfedale train station. The accommodation briefly comprises a sitting room, dining kitchen, two bedrooms and a bathroom. Externally there are lawned gardens to the rear.

- Mid Stone Terrace
- Dining Kitchen
- Close to a train station
- Two Bedrooms
- Central village location

Sitting Room

11'10 x 10'0 (3.61m x 3.05m)

A wooden entrance door leads into the sitting room with a window to the front elevation. With recessed shelves and cupboards built in.

Dining Kitchen

9'11 x 8'07 (3.02m x 2.62m)

A range of wall and base units with coordinating worktops, stainless steel sink and drainer, tiling to the splash areas, plumbing for a washing machine and space for an electric oven. There is a window and door to the rear elevation leading into the garden. Tiled effect flooring and a useful understairs cupboard.

Stairs to the first floor

Bedroom One

11'08 x 11'07 (3.56m x 3.53m)

With a window to the front elevation.

Bedroom Two

10'01 x 4'06 (3.07m x 1.37m)

With a window to the rear elevation.



A conveniently located this stone built property comprising a sitting room, dining kitchen, two bedrooms, bathroom and garden.



Bathroom

Comprising a bath with a Mira shower over, pedestal wash basin, WC and a cupboard housing the boiler. Window to the rear elevation.

Garden

Lawned gardens 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 A.

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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

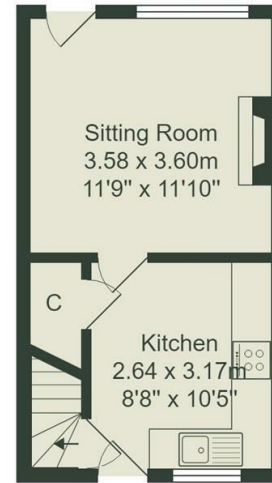
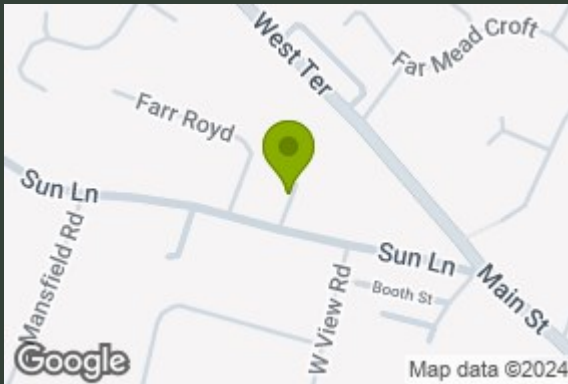
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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

Tenure

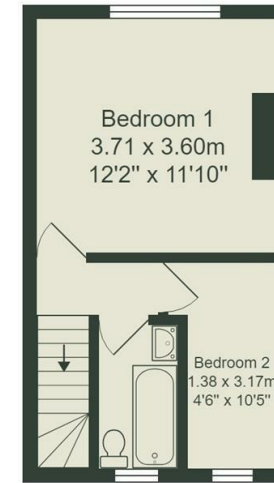
We are informed that the property is freehold.

Estate Agents Act 1979

In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of a relative of an employee of Tranmer White Ltd.



Ground Floor

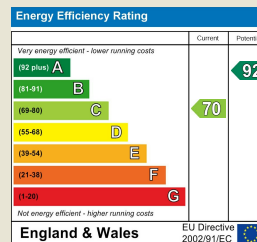


First Floor

Total Area: 51.4 m² ... 553 ft²

All measurements are approximate and for display purposes only.

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