



Stirling Road | | Burley in Wharfedale | LS29 7LH

£374,950

TW | **TRANMER
WHITE**
Trusted Estate Agents

7 Stirling Road |
Burley in Wharfedale | LS29 7LH
£374,950

**** CHAIN FREE **** A three bedroomed detached home situated in a desirable location within a short walk of the centre of Burley in Wharfedale and the train station. With potential for extension (subject to the relevant planning permission) and with stunning far reaching views. The accommodation in brief comprises; entrance hall with useful under stairs cupboard, open plan living space, kitchen, three bedrooms and a bathroom. Externally there is parking on the drive and in front of the property, car port, workshop/ home office and well stocked front and rear gardens.

- DETACHED PROPERTY OFFERING FURTHER POTENTIAL
- ***CHAIN FREE***
- Three Bedrooms
- Far Reaching Views
- Close to countryside walks
- Home office/Garden Room
- Sought after residential area
- Council Tax Band D

GROUND FLOOR

Entrance Hall

With a upvc window and door to the front elevation and a useful under-stairs cupboard.

Open plan living space

23'07 x 11'10 (7.19m x 3.61m)

With windows to both the front and rear elevations, stone fireplace with an electric fire. Coving to the ceiling.



**** CHAIN FREE**** A three bedroomed detached home situated in a desirable and quiet location within a short walk of the centre of Burley in Wharfedale and the train station. With potential to create further living space/extension (subject to the relevant planning permission) and stunning far reaching views.



Kitchen

10'04 x 7'11 (3.15m x 2.41m)

Having a window and glazed door to the rear elevation leading out to the garden area. A range of wall and base units with coordinating work tops, stainless steel sink and drainer. Appliances to be included within the sale oven, washing machine, fridge and freezer.

FIRST FLOOR

Bedroom One

13'01 x 10'7 (3.99m x 3.23m)

With a window to the front elevation.

Bedroom Two

10'08 x 8'02 to the wardrobe front (3.25m x 2.49m to the wardrobe front)

With a window to the rear elevation with lovely views. A range of fitted wardrobes.

Bedroom Three

8'08 x 6'11 (2.64m x 2.11m)

With a window to the front elevation and shelving.

Bathroom

With a P shaped bath and shower over. Pedestal wash basin, WC and airing cupboard. Part tiled walls and a window to the rear elevations.

OUTSIDE

Workshop/Home office

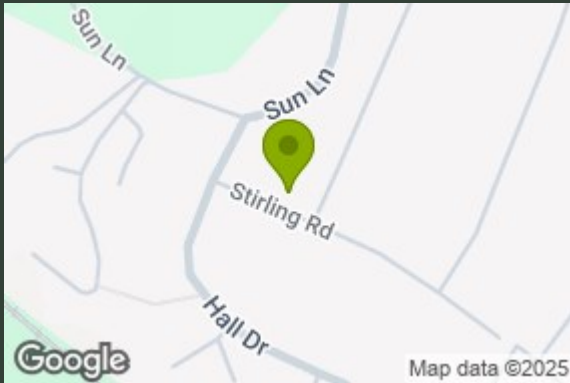
17'4 x 7'10 (5.28m x 2.39m)

With power and lights. Window and double french doors.

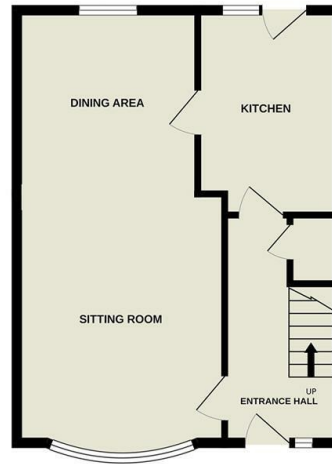
Garden

A driveway provides parking, further parking to the front of the house. A car port provides another space under cover. Enclosed low maintenance gardens to the rear with well stocked borders.

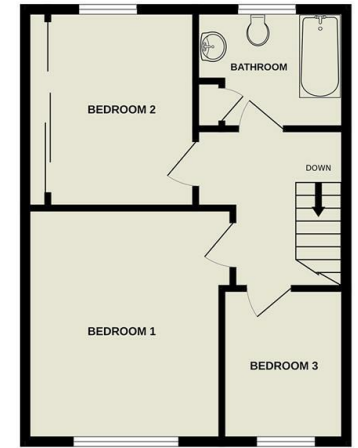
Council Tax band D



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F		39	
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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