



# Iris Cottage

York Road | Burley In Wharfedale | Burley in Wharfedale | LS29 7DH

£250,000

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A warm welcome to 'Iris Cottage' a quaint 'Chocolate Box' cottage nestled back off the Main street in the popular village of Burley in Wharfedale. This charming stone property is bursting with character and the accommodation in brief comprises entrance door leading to a dining kitchen with a useful under stairs storage area and pantry off, sitting room with access to the rear garden, well proportioned bedroom and bathroom complete the accommodation. Externally there are stone paved enclosed gardens to the front and rear. An outhouse and further detached outbuilding provide useful storage space.

- Quaint stone cottage
- Two outside stores
- Council Tax Band C
- One Bedroom
- Dining Kitchen
- Grade 2 Listed

## Dining Kitchen

9'07 x 8'11 (2.92m x 2.72m)

A wooden and glazed door leading to the kitchen: A range of wall and base units with work tops and tiling to the splash areas. Integrated appliances to include an oven and a four ring hob with extractor hood over, one and a half bowl sink with drainer. Tiled effect flooring, under stairs cupboard, pantry with a window to the front elevation. Storage heater.





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## Sitting Room

14'03 x 13'05 (4.34m x 4.09m)

Having a wooden and glazed door to the rear elevation. Single glazed sash style window to the rear elevation. with a built in window seat. Fireplace with a wooden surround, tiled inset and hearth and gas fire. Built in cupboards, picture rail and ceiling rose.

## Stairs to the first floor

## Bedroom

14'05 x 13'01 (4.39m x 3.99m)

A stone mullion leaded window to the rear elevation, storage heater and a cupboard over the stairs.

## Bathroom

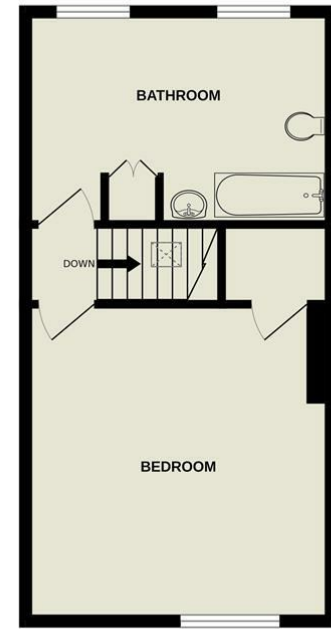
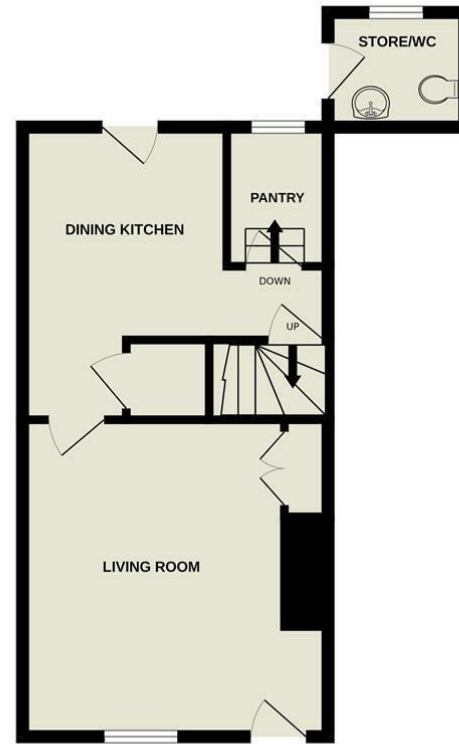
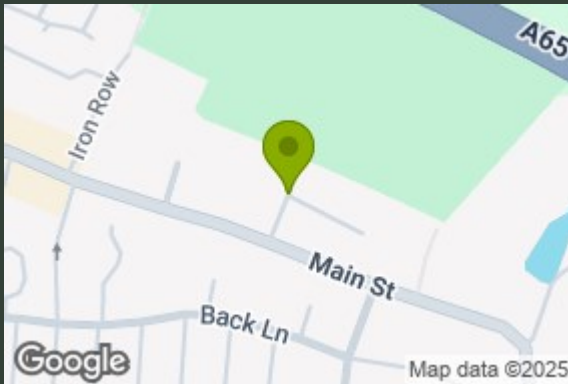
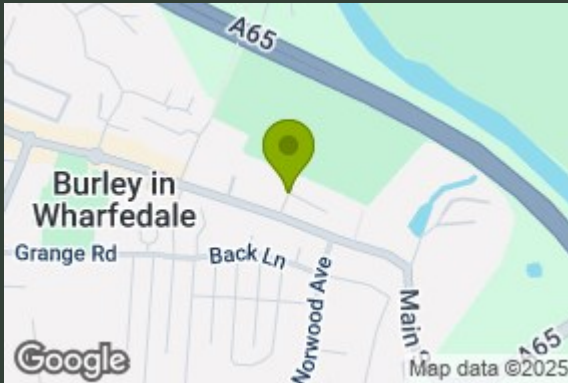
13'08 x 9'09 (4.17m x 2.97m)

With two windows to the front elevation, sloping ceiling and an airing cupboard housing the hot water tank. A three piece pink suite comprising a bath with shower over, WC and pedestal wash basin. Tiling to the splash areas. This room could be re modeled to make better use of the space provided.

## Outside

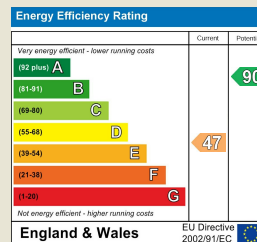
To the front of the cottage there is a gated front garden. Access to a useful lockable outbuilding with a pedestal wash basin, WC and plumbing for a washing machine. Across the road there is further outbuilding which provides a suitable bin store and a further garden area.

To the rear of the property there is a paved patio garden.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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