



Rose Bank | | Burley in Wharfedale | LS29 7PQ

£749,950

TW | **TRANMER
WHITE**
Trusted Estate Agents

30 Rose Bank |
Burley in Wharfedale | LS29 7PQ
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A particularly appealing extended detached stone built property situated in highly regarded address a short walk to the train station and two local primary schools. This well proportioned home ticks all the boxes of family accommodation. Having been thoughtfully planned and extended over our clients years of ownership. The accommodation layout in brief comprises; A welcoming hall way, generous cloak room off, dining kitchen, utility room, family room, sitting room, dining room, principal bedroom with ensuite shower facilities, three further bedrooms and a family shower room. Outside there are south facing rear gardens and patio seating area. To the front of the property there is ample parking and a garage.

- Family sized extended detached property
- Three reception rooms
- South facing rear gardens
- A short walk to the train station
- Four bedrooms
- Ensuite shower room to the principal bedroom
- Parking for x 4 vehicles plus garage

GROUND FLOOR

Covered Porch

Entrance hall

With glazed and composite door and decorative radiator cover. Natural Oak laminate flooring. Understairs store cupboard.

Cloak Room

6'6" x 5'9" (1.98m x 1.75m)

Two windows to the front elevation. Vanity unit with cupboards and drawers, inset w.c., wash basin and tiled splash backs. Natural Oak laminate flooring and heated towel rail.



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Dining kitchen

18'02" x 10'05" (5.54m x 3.18m)

An impressive dining kitchen fitted with a range of high gloss base and wall units, Coriane work surfaces and upstands. Plumbing for a dishwasher and an American fridge freezer. Large induction Stoves Range and recessed one and a half bowl sink unit. Mirrored splash backs, recessed lighting and tile effect flooring. French doors and two windows to the rear elevation.

Utility

7'02" x 4'08" (2.18m x 1.42m)

With a range of base and wall units incorporating a stainless steel sink unit and plumbing for a washer. Window to the front elevation and recessed lighting.

Family room

11'10 x 7'02" (3.61m x 2.18m)

Window to the rear elevation. Natural Oak laminate flooring. Recessed spot lights.

Sitting room

12'01" x 17'02" (3.68m x 5.23m)

A delightful sitting room with a dual sided multifuel stove. Natural Oak laminate flooring. Two windows and French doors to the rear elevation. Recessed spot lights and ceiling coving.

Dining room

12'08" x 12' (3.86m x 3.66m)

With a dual sided multi-fuel stove and window to the front elevation. Natural Oak laminate flooring, spot lights and ceiling coving.

FIRST FLOOR

Access to the partially boarded roof void.

Bedroom One

12'06" x 11'11" (3.81m x 3.63m)

Window to the front elevation with a lovely outlook over the village and beyond.

Ensuite Shower Room

8'05" x 4'07" (2.57m x 1.40m)

Comprising a double shower cubicle, vanity unit incorporating a w.c. and wash basin. Tiled floor. Window to the side elevation.

Bedroom Two

12'07" x 12' plus entry recess (3.84m x 3.66m plus entry recess)

Window to the rear elevation.

Bedroom Three

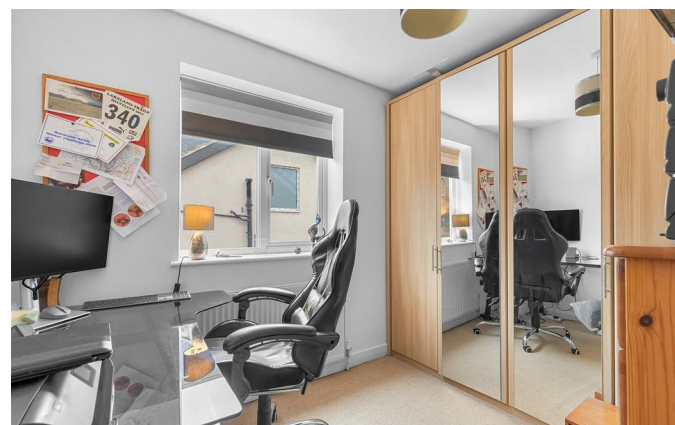
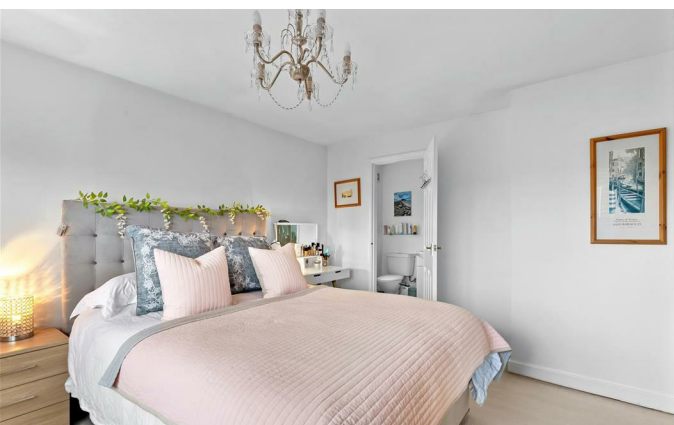
10'02" x 8'07" (3.10m x 2.62m)

Window to the rear elevation.

Bedroom Four

9'02" x 7'01" (2.79m x 2.16m)

Window to the side elevation.



Family Bathroom

10'03" x 5'09" (3.12m x 1.75m)

Comprising a generous walk in rainfall shower and attachment, wall mounted vanity unit, low suite w.c. Heated towel rail. Tiled walls and laminate flooring. Window to the front elevation.

Gardens

To the front of the property there is ample parking for at least four vehicles and a raised lawned garden. To the rear, the property enjoys a large, private, south facing lawned garden with mature hedges. A paved patio area provides the perfect spot for al fresco dining.

Garage

17'04 x 7'11 (5.28m x 2.41m)

With an up and over door, power and lights. Water supply. Also housing the meters and the central heating boiler.

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.

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

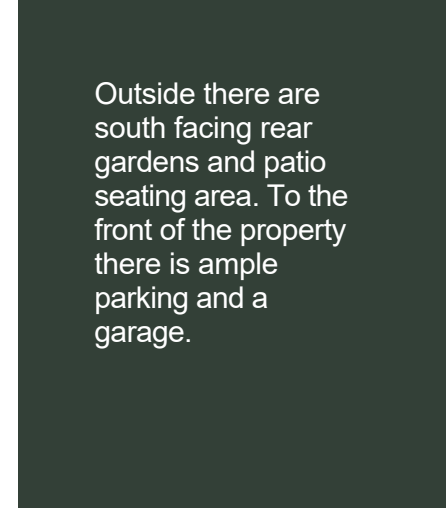
City of Bradford Metropolitan District Council Tax Band E.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

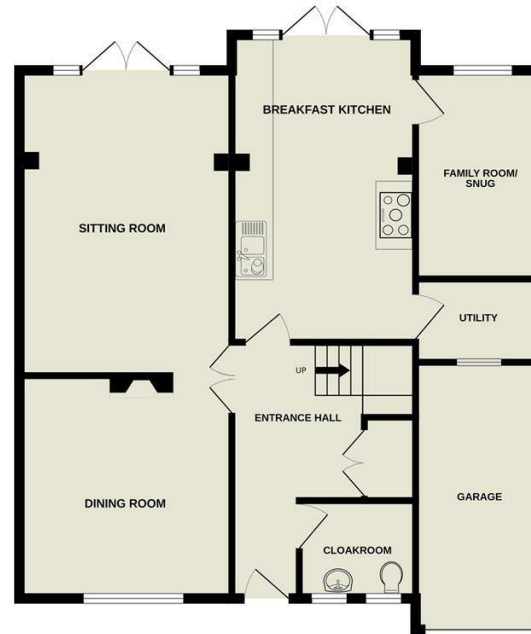
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

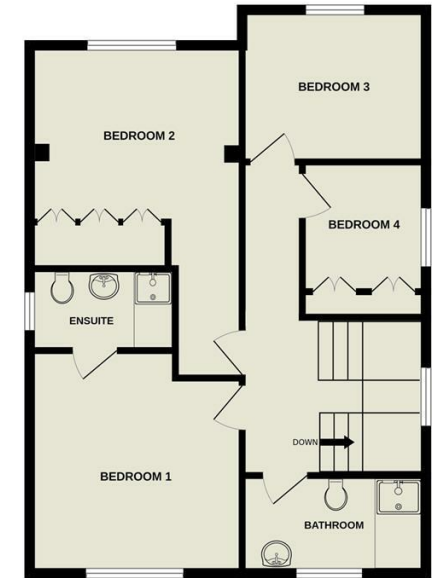




GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



FIRST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 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		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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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