



Scalebor Gardens | | LS29 7BX

Asking price £465,000

TW **TRANMER
WHITE**
Trusted Estate Agents

28 Scalebor Gardens |
Burley in Wharfedale | LS29 7BX
Asking price £465,000

A handsome three storey town house providing spacious four bedroomed, two bathroom accommodation featuring a private West facing garden, garage and off-street parking.

Nestled at the head of a peaceful cul de sac, this impressive home is just a brief stroll from Scalebor Park playing field and Burley in Wharfedale train station.

- Cul De Sac Location
- Four Bedrooms/Two Bathrooms
- West facing Garden
- Garage & Off-Street Parking

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

17'9 x 4'9 (max) (5.41m x 1.45m (max))

A welcoming entrance hall including a useful recessed cloaks cupboard housing the boiler plus an understairs store cupboard.

Cloakroom

4'10 x 3'0 (1.47m x 0.91m)

With a hand wash basin and w.c.



Scalebor Park was redeveloped in the early 2000's and is now a highly sought after residential area, popular for it's feeling of peace and seclusion whilst still being close to the centre of the village.



Dining Kitchen

15'1 x 11'9 (4.60m x 3.58m)

A spacious dining kitchen comprising an extensive range of base and wall units with coordinating granite work surfaces and splashback. Integrated appliances include oven, grill, four ring gas hob with hood over, fridge, freezer, dishwasher. Sliding glazed doors lead out to a West facing garden.

Garage

17'1 x 8'0 (5.21m x 2.44m)

Providing scope to add further accommodation via a conversion, the integral garage is accessed either internally or via an up and over door.

First Floor

Sitting Room

15'1 x 11'5 (4.60m x 3.48m)

With plenty of natural light via a Westerly aspect, the sitting room includes French doors that open to a Juliet balcony and provide an outlook over the garden.

Bedroom

12'8 x 8'11 (3.86m x 2.72m)

An ample double bedroom with a window to the front elevation.

En Suite

7'0 x 5'10 (2.13m x 1.78m)

Smartly presented and comprising a walk-in shower with sliding glass screen, hand wash basin, w.c and a heated towel rail.

Landing

10'3 x 5'8 (max) (3.12m x 1.73m (max))

Cloakroom

With a hand wash basin and w.c.

Second Floor

Landing

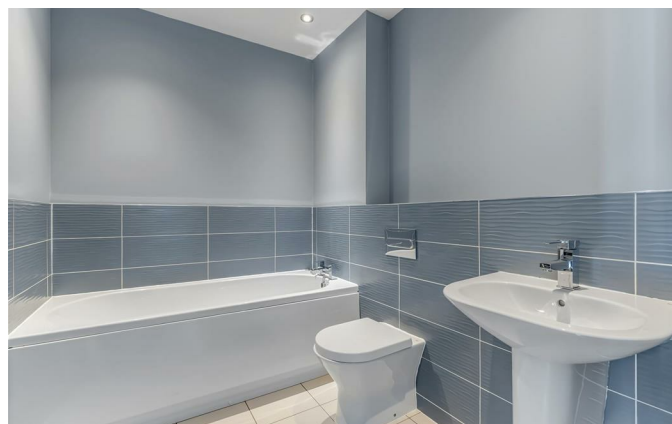
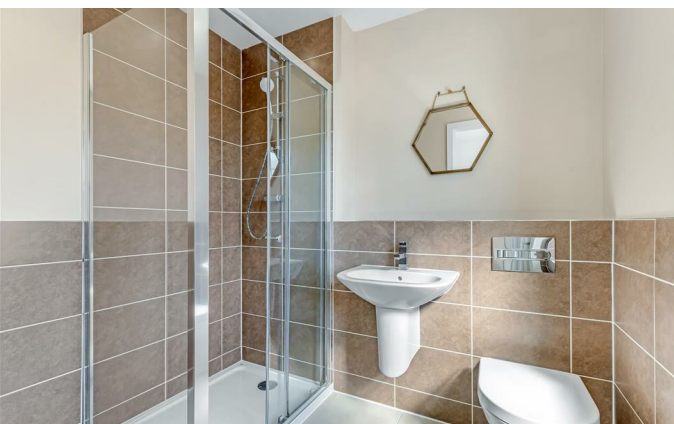
10'3 x 3'2 (3.12m x 0.97m)

With a recessed store cupboard housing the water cylinder.

Bedroom

12'11 x 10'0 (3.94m x 3.05m)

A double bedroom featuring a range of recessed wardrobes with sliding mirror doors and two windows to the rear elevation.



Bedroom

11'1 x 8'0 (3.38m x 2.44m)

A third double bedroom with a window to the front elevation.

Bedroom

7'0 x 6'9 (2.13m x 2.06m)

With a window to the front elevation.

Bathroom

8'0 x 5'6 (2.44m x 1.68m)

Comprising a bath, hand wash basin, w.c and a heated towel rail.

Outside

Garden

To the rear of the property is a private, principally lawned West facing garden that includes a paved seating area.

Driveway

A block-paved driveway provides off-street parking.

Tenure

Freehold.

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.

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 OF FUNDS REGULATIONS 2017

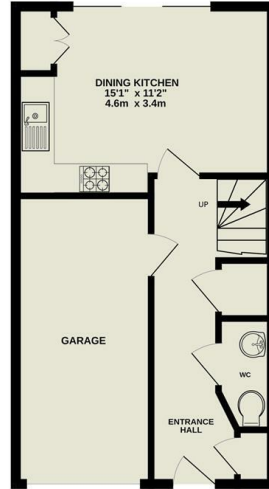
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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



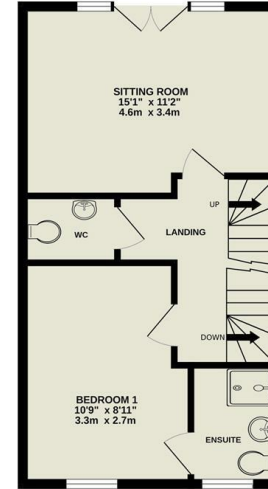
The property features a lawned West facing garden with a paved seating area accessed via the dining kitchen through sliding glazed doors.



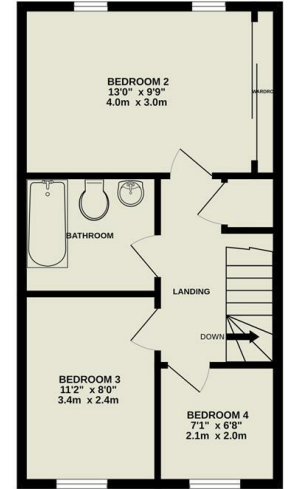
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



FIRST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



SECOND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>