



West Terrace | | Burley in Wharfedale | LS29 7HS

£349,950

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214 West Terrace |  
Burley in Wharfedale | LS29 7HS  
£349,950

A stone built detached property situated close to the centre of the village and a 10 minute walk to the train station. The property offer two generous reception rooms and three double bedrooms. Outside unusually for a property in the this location there is ample parking and a level lawned a garden. The property has previously had planning permission passed for an extension which has now lapsed but could hopefully be re applied for if desired.

- Stone built detached
- Extension potential subject to planning
- Three bedrooms
- Two reception rooms
- Lawned gardens
- Central village location
- Walking distance to the river

#### GROUND FLOOR

##### Dining Room

13'10 x 13'02 (4.22m x 4.01m)

With a wooden and glazed door to the rear garden and exposed wood floorboards. Stone feature chimney with an inset AGA. An understairs area provides plumbing for a washing machine. Built in display cabinets to the recesses, and a window to the rear elevation.

##### Kitchen

8'07 x 7'10 (2.62m x 2.39m)

An arch way off the dining room leads to the kitchen area which has a range of shaker style wall and base units, solid wood work tops, stainless steel sink unit. Plumbing for a dishwasher and space for a fridge/freezer. Windows to the side and rear elevations.

##### Sitting Room

17'10 x 13'0 (5.44m x 3.96m)

With a door and window to the front elevation. An open fireplace with shelves and cupboards built into the recesses.

#### FIRST FLOOR

##### Landing

A window to the rear elevation and two useful storage cupboards.





A stone built detached three bedroomed property with a delightful garden and parking, located close the heart of this popular village.



## Bedroom

13'04 x 9'05 (3.96m x 2.87m)

A window to the front elevation.

## Bedroom

13'02 x 9'09 (4.01m x 2.97m)

A window to the front elevation. Fitted wardrobes.

## Bathroom

10'0 x 5'11 (3.05m x 1.80m)

Fitted with a suite comprising a bath, WC, shower cubicle, and vanity unit. Tiled floor and partial tiled walls. A window to the side elevation.

## SECOND FLOOR

## Bedroom

15'05 x 10'02 (4.70m x 3.10m)

With a Velux window and useful built in storage.

## OUTSIDE

## Garden

An enclosed garden with a paved patio area and raised flower bed. There is a further large level lawned garden area bound by a stone wall and mature hedges.

## Parking

There is an area to the side of the property providing parking for at least three vehicles, Planning permission has previously been passed for a two storey extension utilizing this space.

## 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.

## 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.

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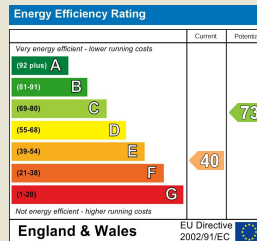
## Mobile Signal/Coverage

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