



Amy Busfield Green | | Burley in Wharfedale | LS29 7SJ

£330,000

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Burley in Wharfedale | LS29 7SJ
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An end stone built townhouse situated in residential location within the centre of the village of Burley in Wharfedale. The accommodation offers light and spacious accommodation and briefly provides entrance hall with downstairs cloak room off, kitchen, open plan sitting room/dining room, three bedroom, family bathroom and an ensuite shower room to the main bedroom. Outside there are low maintenance gardens and a separate garage and parking space.

Ask about Part Exchange or Stamp Duty contribution.

- Ask about our stamp duty or part exchange options
- Popular village location
- Enclosed Garden
- Ensuite shower to the principle bedroom
- End stone built town house
- Separate garage
- Three bedrooms

Ground Floor

Entrance Hall

With a glazed door to the front of the property,

Cloakroom

Containing a pedestal wash basin and W.C.

Sitting Room/Dining Room

18'01 x 13'11 (5.51m x 4.24m)

With French doors opening out into the Rear Garden, two windows to the rear elevation, and two Velux windows providing an abundance of natural light.



Situated just off Main Street in Burley in Wharfedale in a highly sought after location, this three bedrooomed property provides plenty of potential. Not only is the center of the village right on your doorstep, but the train station is just a short walk away.



Kitchen

14'08 x 6'10 (4.47m x 2.08m)

Comprising a good range of base and wall units, fridge, freezer, one and a half bowl stainless steel sink and drainer, dishwasher, oven, four ring gas hob, tiled floor and splash back as well as a wine rack. The room also features plumbing for a washing machine, a window to the front elevation and spotlights to the ceiling.

First Floor

Bedroom

13'11 x 10'08 (4.24m x 3.25m)

A generous double Bedroom with two windows to the rear elevation.

Bedroom

9'08 x 7'03 (2.95m x 2.21m)

A third Bedroom with a window to the front elevation.

Bathroom

6'05 x 6'04 (1.96m x 1.93m)

A well equipped three piece white suite comprising: bath with shower over, pedestal hand wash basin, W.C. and a window to one side.

Second floor

Bedroom

15'01 x 10'08 (4.60m x 3.25m)

A generously sized double Bedroom with both a Velux, and dormer window to the front elevation. The room also offers access to the loft and features built in wardrobes.



En-Suite

6 x 5'03 (1.83m x 1.60m)

With a dormer window to the rear elevation, the room features: shower cubicle, pedestal hand wash basin and WC.

Outside

Garden

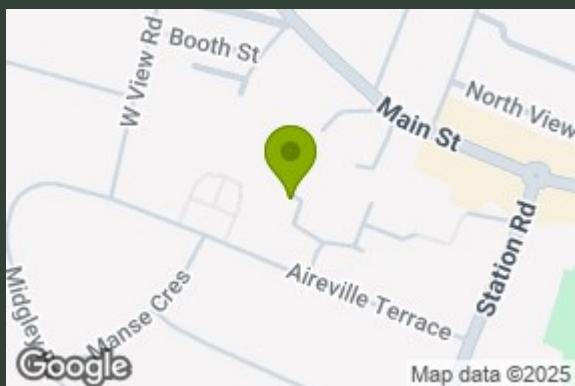
With steps down to the astro-turf lawn, the Rear Garden is fully enclosed by a fence. There is also access to the Rear Garden via the wooden gate at the side of the property.

Garage

A single Garage at the right hand side of the block with additional parking space in front of it.



Split across three floors, the house comprises of three bedrooms, two bathrooms, a cloakroom, sitting/dining room, kitchen and even garage space.



GROUND FLOOR
(Including Garage)
619 sq.ft. (57.47 sq.m.) approx.

FIRST FLOOR
370 sq.ft. (34.40 sq.m.) approx.

FIRST FLOOR
288 sq.ft. (26.77 sq.m.) approx.

GROUND FLOOR

- GARAGE: 17'9" x 8'6" (5.41m x 2.59m)

FIRST FLOOR

- SITTING ROOM: 18'3" x 14'3" (5.56m x 4.34m)
- KITCHEN: 14'9" x 7' (4.50m x 2.13m)
- BEDROOM 2: 14' x 10'9" (4.27m x 3.28m)
- BEDROOM 3: 9'6" x 7' (2.90m x 2.13m)
- BATHROOM
- ENSUITE
- BEDROOM 1: 13'9" x 10'9" (4.19m x 3.28m)

TOTAL FLOOR AREA : 1277 sq.ft. (118.64 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(32-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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