



11 NORWOOD TERRACE, BURLEY IN WHARFEDALE LS29 7EY

Asking price £299,950

FEATURES

- OFFERED WITH NO ONWARD CHAIN
- Impressive Extended Modern Living & Dining Kitchen
- Three Piece Suite House Bathroom & A Second Toilet
- Close To The Village Centre, Doctors, Shops, Library Etc
- Council Tax Band C
- Extended 3 Bedroom Terrace House In The Heart Of The Village
- Sitting Room with A Warming Wood Burning Stove
- Neat Gardens Front and Rear with Parking For Small Car To The Rear
- Two Ofsetd Rated Outstanding Primary Schools & Train Station Within Easy Walking Distance
- EPC Rating D



Extended 3 Bedroom Mid Terrace In The Heart Of Burley

Offered with the advantage of having NO ONWARD CHAIN, this extended 3 bedroom mid terraced house with a fantastic living and dining kitchen, is ideally located in the heart of the village, well placed for the excellent local shops, the doctors, outstanding primary schools and the train station. The property commences with a welcoming entrance hallway to a sitting room with a bay window and a wood burning stove. The extended living and dining kitchen is located to the rear and offers a fantastic area for day to day living and to entertain with friends and family. There is a house bathroom and a second toilet, together with three really good sized bedrooms. Standing in enclosed gardens to the front and rear, this lovely proportioned home is truly worthy of an appointment to view.

Burley in Wharfedale

Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley providing a good range of local shops, post office, doctors surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. An excellent rail service to both Leeds and Bradford city centres and the nearby town of Ilkley is also available from the village station. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moors whilst the Yorkshire Dales National Park is only a short drive away.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

A welcoming entrance to this house, the hallway has practical wooden flooring, a central heating radiator, a window and door to the front elevation.

Impressive, Extended Living & Dining Kitchen 17'9" x 14'2" (5.41m x 4.32m)

They say the hub of every good home is the kitchen, well this one won't

disappoint. Superbly extended with enough space for a sofa and a table., together with a well-appointed modern range of fitted wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and hob with an extractor hood over and plumbing for a washing machine. Light and airy having two full length windows and a half glazed door to the rear garden, together with two large Velux windows throwing natural light in to this fabulous space. Central heating radiator.

Sitting Room 16'2" x 14'4" (4.93m x 4.37m)

Focal wood burning stove inset to the chimney breast together with a built in cupboard to the alcove. Bay window to the front elevation and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level w.c. Complemented by tiled walls, a heated towel rail and a window to the rear elevation.

Landing

Window to the rear.

Second Toilet

Wash hand basin to a vanity unit, a low level w.c and a central heating radiator. Central heating boiler.

Bedroom 1. 12'7" x 10'6" (3.84m x 3.20m)

Central heating radiator and a window to the front elevation. Bedroom furniture in this room is also included.

Bedroom 2. 32'9" x 16'4" x 26'2" x 13'1" (10'5 x 8'4")

Measurements in to the deep wardrobes. to one wall Central heating radiator and a window to the rear elevation.



Bedroom 3. 9'9" x 8'11" (2.97m x 2.72m)

Central heating radiator and a window to the front elevation.

Gardens & Parking

A walled enclosed garden with stone flag patio and stocked borders. Moving around to the rear is a neat fully enclosed garden that includes an artificial lawn and stone paved patio for easier maintenance. Beyond the garden is a concrete parking area ideal for a small car.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band C. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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Money Laundering, Terrorist Financing and Transfer

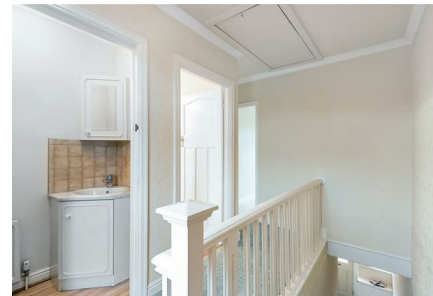
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

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.

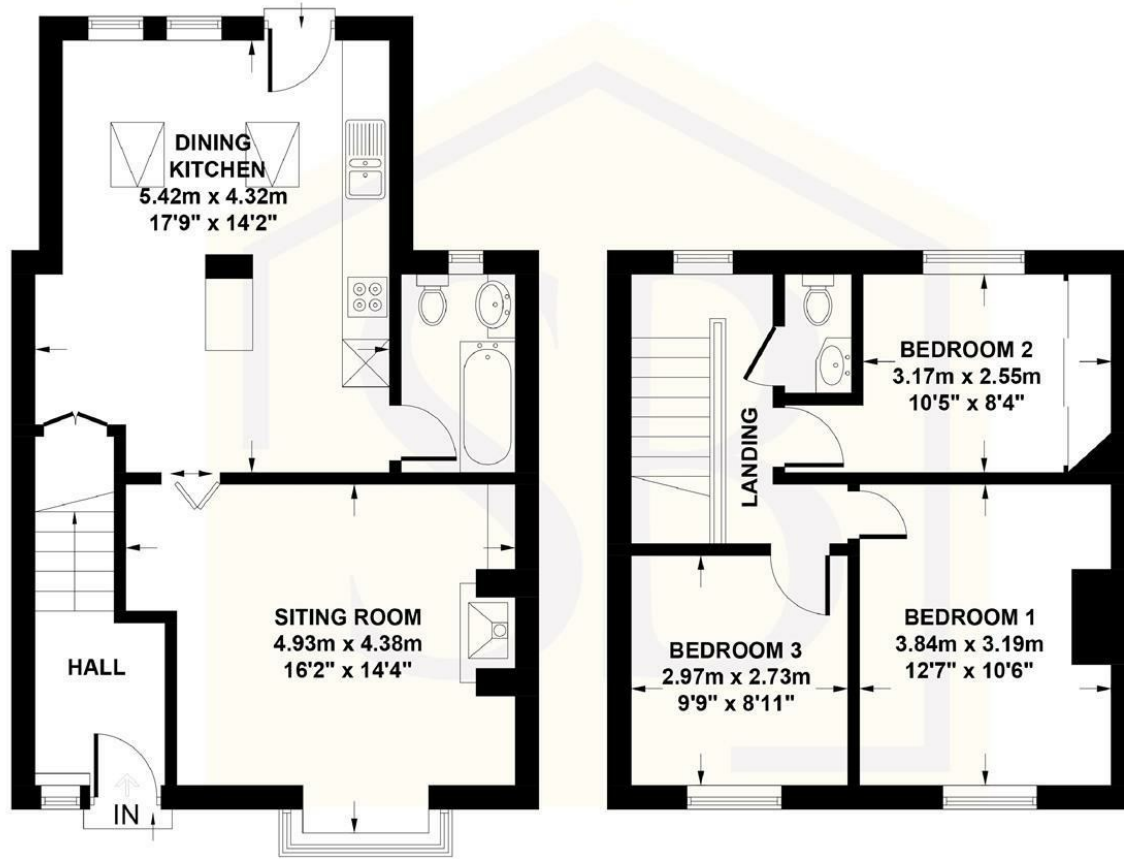
Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



GROUND FLOOR

FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010
E: info@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

