



# 180 WEST TERRACE BURLEY IN WHARFEDALE LS29 7HS

## Asking price £297,500

### FEATURES

- Smartly Presented and Characterful Mid Terrace
- Dining Kitchen With Cosmetic Feature Range
- Generous Sized House Bathroom With A White Four Piece Suite
- Terrific Long Distance Views Towards The Moor From Upper Bedrooms
- EPC Rating D / Council Tax Band B
- Three Good Sized Double Bedrooms
- Spacious Sitting Room With Focal Exposed Fireplace
- Cottage Style Fully Enclosed South Facing Front Garden and Further Sitting Out Area To The Rear
- Space Providing Off Road Parking To The Rear
- Tenure: Freehold - Located within the Burley In Wharfedale Conservation Area



# 3 Bedroom Mid Terrace House Located in Burley In Wharfedale

A smartly presented three bedroomed stone built mid terraced property retaining many original features centrally located in the highly sought after village of Burley in Wharfedale. The delightful accommodation is arranged over three floors and is ideal for a couple or a small family close to local schools and transport links. The property includes an entrance hall, a sitting room with a lovely opened up original fireplace and a modern dining kitchen with built in appliances. To the first floor there is a landing with two bedrooms and a spacious house bathroom that includes a four piece suite with a panelled bath and separate walk in shower. Finally the top floor enjoys another well-proportioned third bedroom with built in eaves storage cupboards and superb views towards the moor. Externally there is a cottage style enclosed southerly facing patio garden to the front, whilst to the rear there is a private tarmac lane behind the row of terraces, giving access to a useful garden store and sitting area, as well as space to park a car. We strongly recommend an appointment to view this impressive home in this very popular location.

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

## Ground Floor

### Entrance Hall

Entering via an attractive composite door, with central heating radiator and stairs up to the first floor.

### Sitting Room 14'5" x 12'6" (4.39m x 3.81m)

A good sized sitting room with a feature stone fireplace, having a tiled interior and housing an electric fire (together with a capped off gas supply). Laminate flooring, ceiling cornice, central heating radiator, deep understairs storage cupboard and window to the front elevation overlooking the south facing front cottage style garden.

### Dining Kitchen 16'0" x 10'8" (4.88m x 3.25m)

A modern dining kitchen with a range of contemporary base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled

splash back. Inset stainless steel sink unit with mixer tap, integrated dishwasher and electric oven with a gas hob having a stainless steel extractor over. Plumbing for an automatic washing machine, space for a freestanding fridge freezer, boiler housing the recently installed Alpha gas fired central heating boiler, central heating radiator and black slate flooring. The original Stan Clough cast iron range provides a superb feature to the room with built in cupboards to the alcove, two windows to the rear elevation and composite stable door to the rear onto the parking area.

## First Floor

### Landing

Staircase leading to the second floor and window to the front elevation.

### Bedroom 1. 14'8" x 9'7" (4.47m x 2.92m)

A good sized double bedroom with alcoves either side of the chimney breast making an ideal space for wardrobes, central heating radiator and window to the front elevation enjoying delightful views towards the moor.

### Bedroom 2. 10'8" x 8" (3.25m x 2.44m)

With central heating radiator and window to the rear elevation.

### Bathroom

A generous house bathroom with a modern four piece suite comprising a panelled bath, low suite w.c, pedestal wash hand basin and separate shower cubicle having a thermostatic shower. Heated towel rail, recessed spotlights, fully tiled walls and floor and window to the rear elevation.

## Second Floor

### Bedroom 3. 14'2" x 12'11" max (4.32m x 3.94m max)

A terrific double bedrooms with generous head height giving a spacious feel having excellent under-eaves storage. Central heating radiator and Velux windows to both the front and rear elevations with the front enjoying stunning views towards the Moor.





## Outside

To the front of the property there is an enclosed south facing gravelled cottage style garden, with shrubs and fencing providing a level of privacy. To the rear there is a private tarmac lane giving access to a further garden area with a useful garden store and providing space to park a car. Located at the other side of West Terrace opposite the property there is a further public car park providing a further opportunity for off road parking.

## Tenure and Services

Freehold

Located within Burley-in-Wharfedale's Conservation Area

All Mains Services

## Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://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/>

## Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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.

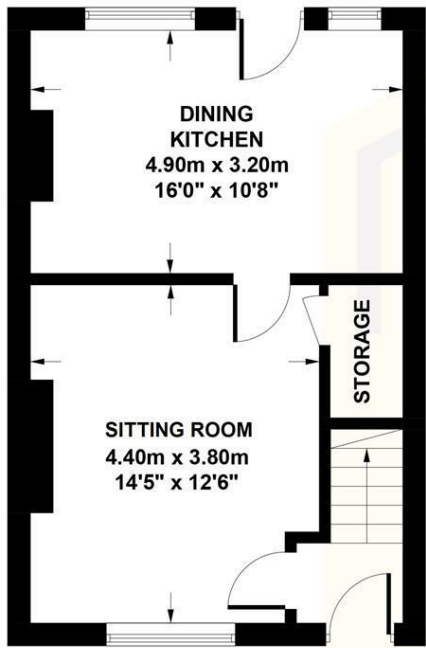
### **General**

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.

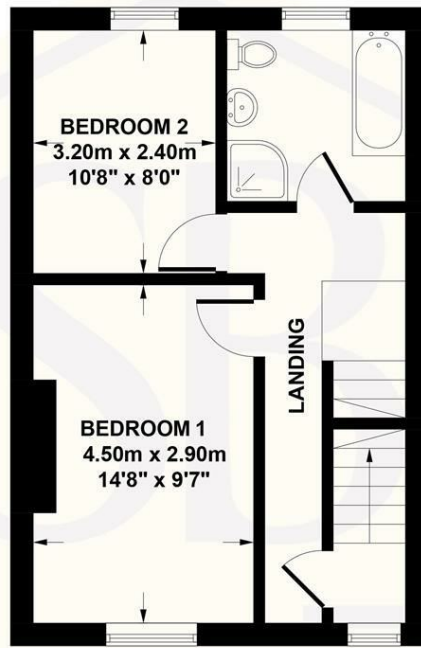


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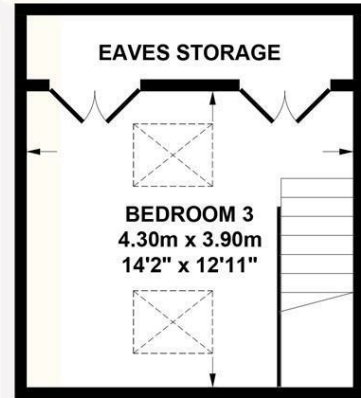
This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



GROUND FLOOR



FIRST FLOOR

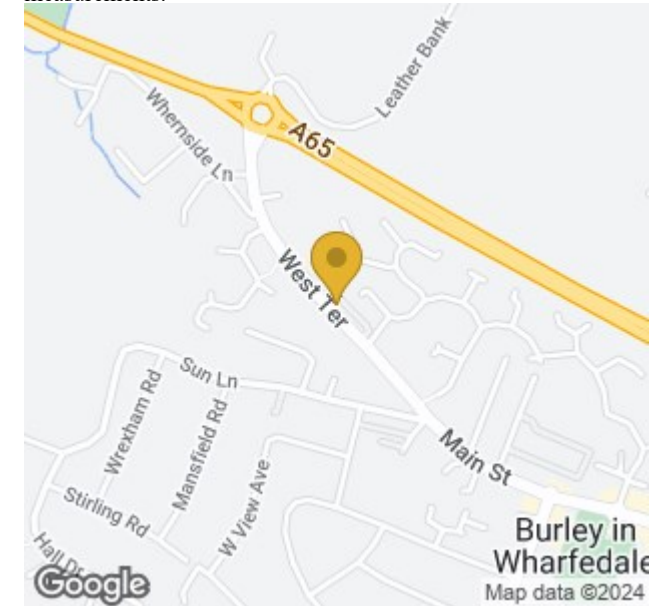


SECOND FLOOR

**Council Tax Band B.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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