



15 NORWOOD TERRACE, BURLEY IN WHARFEDALE LS29 7EY

Asking price £356,500

FEATURES

- Smart Modernised End Terraced House
- Centrally Located For The Excellent Shops, Doctors, Library Etc
- 3 Bedrooms, 2 with Built In Wardrobes
- Valuable Downstairs Cloakroom WC & Laundry
- Tenure Freehold, EPC Rating D
- Walled Gardens, Outhouse Store & Single Garage
- Easy Walking Distance of Outstanding Primary Schools & Train Station
- Sitting Room and a Dining Kitchen
- Fully Tiled House Bathroom
- Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom End Terrace Located in Burley In Wharfedale

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

Entrance Hallway

A warm and welcoming entrance into this fine home, the hallway has attractive oak flooring, the staircase to the first floor, a central heating radiator, window and door to the front elevation.

Sitting Room 12'9" x 11'9" (3.89m x 3.58m)

The perfect cosy sitting room having a warming wood burning stove inset to the chimney breast, a lovely bay window feature and a central heating radiator.

Dining Kitchen 16' x 11'6" (4.88m x 3.51m)

A lovely proportioned dining kitchen offering an attractive range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and four ring gas hob with an extractor hood over, plumbing and space for a dishwasher. The kitchen is complemented by oak flooring, a central heating radiator, window and door to the rear garden.

Downstairs WC

A valuable facility in any house, this downstairs wc includes a wash hand basin, low level wc, oak flooring and a window to the rear elevation.

Storage / Utility Area

A useful area providing space and plumbing for a washing machine and a coat rail.

First Floor Landing

Central heating radiator and access to the following rooms:

Bedroom 1. 13' x 11'7" (3.96m x 3.53m)

Built in wardrobe, a central heating radiator and window to the rear elevation.

Bedroom 2. 11'9" x 11' (3.58m x 3.35m)

Built in wardrobe, a central heating radiator and a window to the front elevation.

Bedroom 3. 7'7" x 7'5" (2.31m x 2.26m)

Central heating radiator and a window to the front elevation.

Bathroom WC

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiling to the walls and floor, a central heated towel rail, window to the rear and an extractor fan.

Attic

Pull down ladder to a spacious attic, boarded and insulated together with power and light. This area offers further potential subject to gaining the required approvals.

Gardens & Garage

To the front is a neat walled garden having an entrance gate to the side, attractive Indian stone paving with stocked borders offering a selection of shrubs and a tree. Moving around to the rear the garden is privately and securely enclosed by walling and fencing, is predominately laid in attractive Indian stone and includes a useful brick built outhouse store. The property also includes the valuable brick built detached garage with a vehicle door on to Crown Street and a personal door to the rear garden.

Tenure and Services

Tenure: Freehold
All Mains Services Connected

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/>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

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.

Opening Hours

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

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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Money Laundering, Terrorist Financing and Transfer

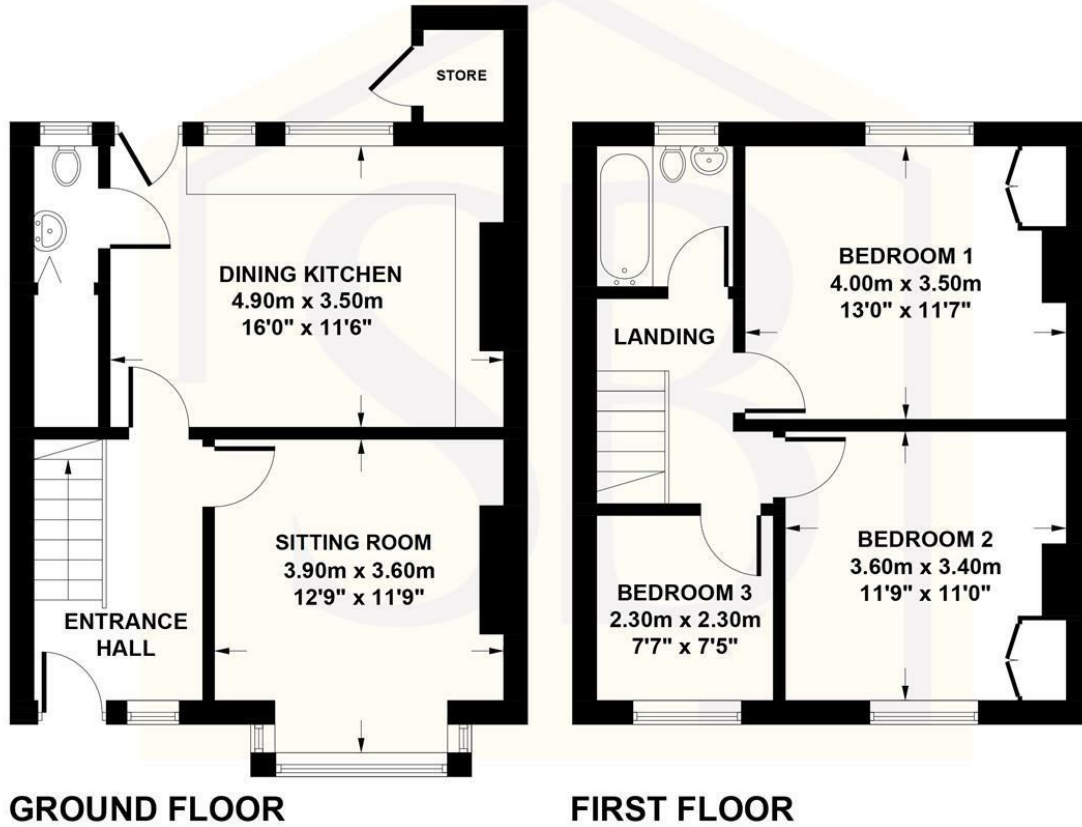
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there 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.



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.



Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.



Call us on 01943 889010
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