



3 NORTH VIEW, BURLEY IN WHARFEDALE LS29 7JU

Asking price £275,000

FEATURES

- Beautifully Presented Stone Built Inner Terraced House
- Two Bedrooms, Both Good Doubles
- Well Appointed Kitchen With Integrated Appliances Built In
- Useful Cellar, Lawned Garden & Southerly Facing Walled Patio Garden
- Located Within The Pretty Burley In Wharfedale Conservation Area
- Excellent Location In The Heart Of The Village
- Smartly Presented House Bathroom
- Spacious Sitting Room and Dining Area
- EPC Rating D / Tenure Freehold
- Internal Viewing Highly Recommended To Fully Appreciate This Fine Home



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SHANKLAND
 **BARRACLOUGH**
 ESTATE AGENTS

2 Bedroom Terrace Located In The Heart Of The Village

With a good sized lawned garden and private southerly facing walled patio, we are delighted to offer this immaculately presented stone built terraced house conveniently set in the heart of this sought after village location. A traditional styled stone built terraced house offering two double bedrooms, a smart house bathroom, a lovely proportioned reception room and a well appointed kitchen complete with integrated appliances. In addition there is a useful basement cellar, a neat lawned garden of good proportions and a southerly facing walled patio garden. North View is privately tucked away behind Main Street within Burley in Wharfedale's attractive Conservation Area, giving a peaceful setting yet only a stones throw from the village centre and its excellent amenities.

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:

Ground Floor

Porch

Windows and door to the walled patio garden, an ideal place to kick off those muddy boots and wet coats.

Kitchen 12'6" x 8'6" (3.81m x 2.59m)

Well appointed with an excellent range of wall and base units having worksurfaces over, a sink unit inset and white Metro styled tiles over. The

kitchen includes an integrated washing machine, fridge and a freezer, together with a gas oven and four ring gas hob. The kitchen is complemented by engineered oak flooring, has a window to the walled patio and an open archway through to the sitting room.

Sitting Room 15'6" x 13' (4.72m x 3.96m)

A lovely sized reception room having a continuation of the attractive engineered oak flooring, attractive decorative panelling, a focal fireplace to the chimney breast with a fire inset, central heating radiator, window and door to the garden.

Cellar

Useful area with light and power.

First Floor

Landing

With access to the following rooms:

Bedroom 1. 13' x 9' (3.96m x 2.74m)

Central heating radiator, decorative panelling to one wall and a window looking over the garden.

Bedroom 2. 12'6" x 8'6" (3.81m x 2.59m)

Good sized second bedroom with a built in storage cupboard, a central heating radiator and a window.

House Bathroom

Smartly presented with a three piece suite in white including a bath with a shower and a screen over, a wash hand basin and a low level wc. The bathroom is complimented by attractive Travertine tiling, a chrome central heated towel rail and a window.

Outside

The property benefits from having a neat lawned garden and a private walled patio garden which enjoys a southerly aspect.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. 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(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Tenure and Services

Tenure: Freehold
All Mains Services Connected
Located within Burley In Wharfedale's Conservation Area



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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/>

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.

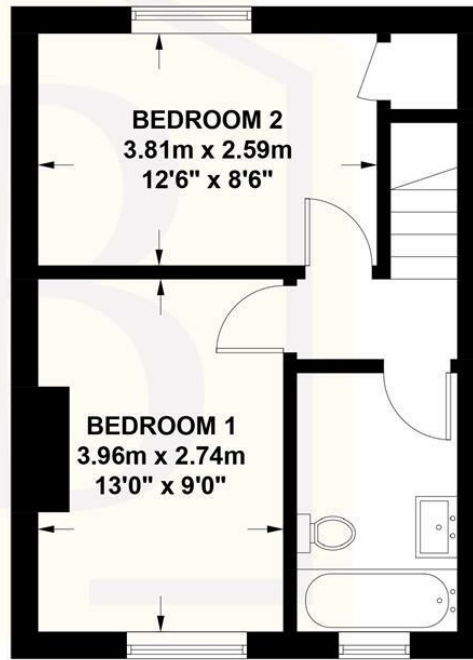
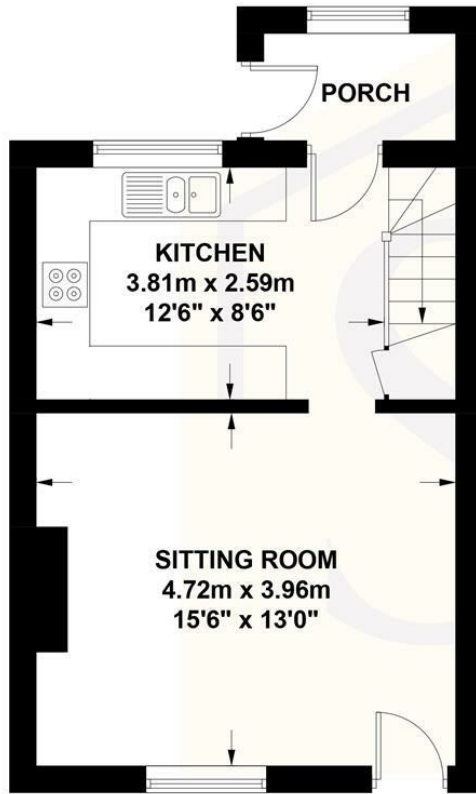
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(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
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