



# 7 BOOTH STREET, BURLEY IN WHARFEDALE LS29 7HY

## Asking price £325,000

### FEATURES

- Beautifully Presented 3 Bedroom Stone Built Victorian Terraced House
- Sitting Room With Focal Stove To The Chimney Breast And Arched Alcoves Either Side
- Smart Three Piece House Bathroom Including A Shower Over The Bath
- Beautifully Located Within The Burley In Wharfedale Conservation Area
- EPC Rating D / Council Tax Band B / Freehold
- Southerly Facing Rear Garden Of Good Proportions & Parking
- Beautifully Appointed Dining Kitchen Fully Integrated With Built In Appliances
- Conveniently Placed Within Easy Walking Distance Of The Local Shops, Schools & Train Station
- Offered With The Advantage Of Having No Onward Chain



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# 3 Bedroom House Centrally Located Within Burley In Wharfedale

Enjoying a good sized southerly facing garden, this immaculate 3 bedroomed Victorian stone built terraced house really must be viewed to be fully appreciated. From the moment you step through the neat cottage garden to the front and enter the house you will be impressed by the lovely proportioned rooms, all light and airy, as well as being superbly presented. The accommodation is arranged over two floors, fully complemented by sealed unit double glazing and gas fired central heating and commences with an impressive proportioned sitting room with a focal stove fire inset to the chimney breast and two feature arched alcoves setting it off. Moving to the rear of the house is a charming dining kitchen, very well appointed with a stylish range of fitted kitchen units with natural wood worksurfaces over and built in appliances included. Moving up to the first floor is a landing where you can access the three bedrooms, two of which are doubles with feature exposed chimney breasts in each and the third bedroom is a good sized single. Finally the house is completed by a smart three piece house bathroom that includes a shower over the bath. Externally there is an enclosed cottage garden to the front, whilst to the rear is a generous sized garden with a patio, neat lawn and lovely well stocked borders. The property is set on a private street which provides parking to the front of the house. Ideally located in a quiet location, yet just a couple of minutes walk from the excellent amenities to the Village centre, as well as being within easy walking distance of both Burley's 'Outstanding Rated' primary schools and the train station for those travelling to Leeds, Bradford or Ilkley. To arrange a viewing, please contact Shankland Barraclough Estate Agents in Otley and we will arrange a time for you to view.

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...

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

### Sitting Room 16'11" x 12'5" (5.16m x 3.78m)

A fabulous proportioned sitting room having two lovely arched alcoves that frame the chimney breast to one wall with a stove fire inset creating a real focal point to this sitting room. In addition the room also enjoys moulded ceiling cornicing, a central heating radiator, window and door to the front elevation.

### Dining Kitchen 13'11" x 12'5" (4.24m x 3.78m)

A good kitchen is often the hub of a home and this one will not disappoint. The perfect area for all the family or for entertaining with friends, this dining kitchen includes a smart modern range of kitchen units with natural wood worksurfaces over, a sink unit inset and modern tiling over. The kitchen has been well planed and includes a built in oven and hob inset to the chimney breast, an integrated fridge-freezer, dishwasher and washing machine making this kitchen ready to move straight into. The room also includes a tall tubular radiator, composite stable door to the rear and a window, also looking out to the rear and door giving access down to the cellar which provides excellent storage.

### First Floor Landing

With access to the following rooms:

### Bedroom 1. 12'6" x 10'1" (3.81m x 3.07m)

Feature exposed brick chimney breast, a window to the rear elevation looking over the gardens and a central heating radiator.

### Bedroom 2. 12'6" x 9'5" (3.81m x 2.87m)

Feature exposed chimney breast, an open fronted wardrobe to one alcove and shelving to the other. Window to the front elevation and a central heating radiator.

### Bedroom 3. 9'5" x 7'5" (2.87m x 2.26m)

Central heating radiator and a window to the front elevation.

### Bathroom WC

Smartly appointed with a three piece suite in white including a panelled bath with a shower and a screen over together with attractive tiled walling around. Wash hand basin, a low level w.c, chrome central heated towel rail and a window to the rear elevation.

### Outside

To the front is a private road which provides parking for the house. A lovely cottage garden to the front is enclosed by low stone walling with attractive railings over and a selection of shrubs. Moving around to the rear is a private lane for the row, which is perfect for pulling up and unloading your shopping before parking at the front. Beyond this is a lovely fully enclosed garden that enjoys a southerly aspect, so is perfect for the long summer days and early evenings. The garden includes a good sized patio, neat lawn and a lovely selection of shrubs and bushes, enclosed by stone walling and fencing making it an ideal area for family young and old to enjoy.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Beautifully Located Within The Burley-in-Wharfedale Conservation Area

### 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/>

### Council Tax:

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.

### 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](mailto: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.



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### 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.

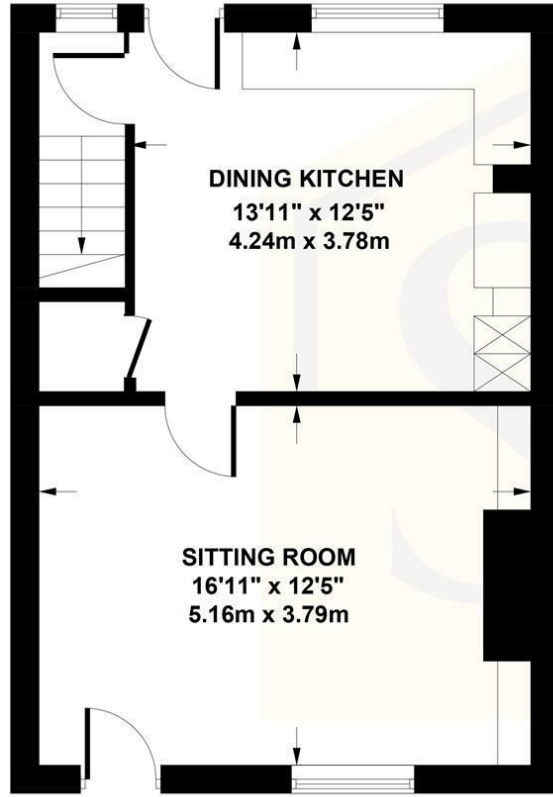
### Please Note

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.

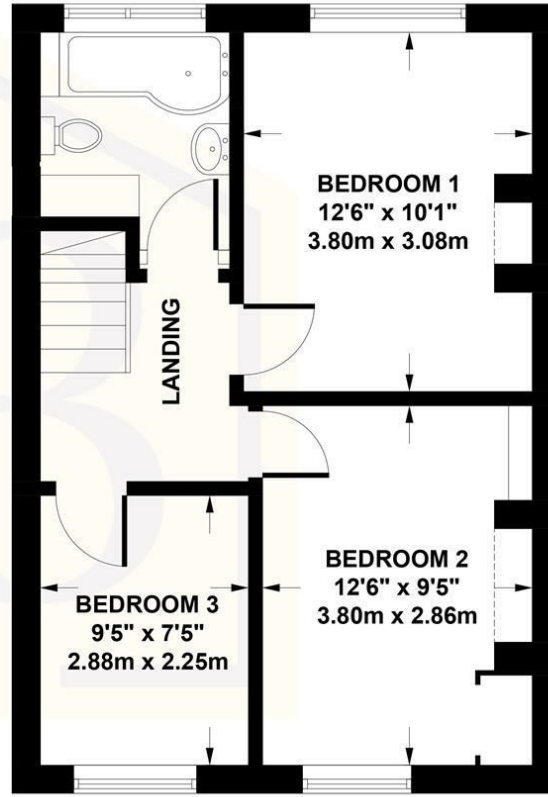


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This plan is for guidance only. It is not to scale and all measurements are approximate. fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(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.



**T: Call us on 01943 889010**  
**E: [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk)**  
**W: [www.shanklandbarraclough.co.uk](http://www.shanklandbarraclough.co.uk)**

