



# 20 GRANGEFIELD AVENUE, BURLEY IN WHARFEDALE LS29 7HA

**Asking price £325,000**

## FEATURES

- Stone Built Terraced House
- Not Directly Overlooked To The Rear As Backs Onto The Cricket Field
- Great Central Location, Close to Shops, Doctors, Schools & The Train Station
- Ground Floor With A Hallway, Sitting Room, Dining Room And Kitchen
- First Floor Landing, Two Bedrooms & Bathroom, Top Floor Third Bedroom
- Prime For Updating & Improvement Putting Your Own Stamp On A great House
- EPC Rating D / Council Tax Band C / Tenure Freehold
- Located Within The Burley In Wharfedale Conservation Area
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 3 Bedroom House - Mid Terrace located in the heart of the village

Offered with the advantage of having NO ONWARD CHAIN, this spacious three double bedroom mid terraced property with a westerly facing rear garden area is located on the highly regarded Grangefield Avenue in the heart of the vibrant village of Burley in Wharfedale. Ideally placed within a short walk of the doctors, the library, local shops, outstanding Primary schools and the train station. Now in need of updating this is an exciting opportunity to purchase a great, characterful property which will appeal to a variety of buyers. The property commences with a welcoming entrance hallway, has a sitting room to the front with a bay window, a dining room to the rear with a kitchen off and a rear porch. The first floor has two bedrooms and the house bathroom, whilst to the top floor is the third double bedroom. Garden and path to the front, whilst to the westerly facing rear is a larger enclosed garden area with a stone outhouse store backing on to a private lane and not being directly overlooked as it adjoins the Cricket Pitch. To arrange your viewing please contact Shankland Barraclough Estate Agents.

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

Via an outer door to the front elevation, ceiling cornice, a central heating radiator and the staircase to the first floor.

## Sitting Room 14'4" x 10'10" (4.37m x 3.30m)

Having a bay window to the front elevation, a gas fire in a wood surround to the chimney breast, ceiling cornice and a central heating radiator.

## Dining Room 14'4" x 11'5" (4.37m x 3.48m)

Gas fire to the chimney breast, a deep understairs storage cupboard, central heating radiator and a window looking in to the rear porch.

## Kitchen 8' x 5'11" (2.44m x 1.80m)

Fitted kitchen units and a sink. Plumbing for a washer, a central heating radiator and a window to the rear.

## Rear Porch

Windows and door to the rear garden.

## First Floor Landing

With access to the following rooms:

## Bedroom 1. 14'5" x 11'10" (4.39m x 3.61m)

Built in wardrobe to one alcove and a further deep under stairs storage cupboard. Central heating radiator, boiler to a fitted cupboard and two windows to the front elevation.

## Bedroom 2. 8'10" x 8'10" (2.69m x 2.69m)

Central heating radiator and a window to the rear with a nice outlook over the cricket pitch

## House Bathroom

Fitted with a three piece suite in white comprising a bath with a shower over, a wash hand basin and a low level w.c. Tiled splash backs, a central heating radiator and a window to the rear.

## Second Floor

## Bedroom 3. 13'3" x 11'5" (4.04m x 3.48m)

Dormer window to the front elevation, a central heating radiator and fitted robes. Large walk in loft store offering potential to extend this bedroom and potentially add a dormer to the rear (subject to gaining the required planning approvals) which would then make for a great principle bedroom.



### Outside

To the front is a paved garden with a central display and borders surrounding. Footpath to the front door. Moving around to the rear is a larger garden area, enjoying a westerly aspect, enclosed by walling and with a stone outhouse store.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

### 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](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. 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](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



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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.

### **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**

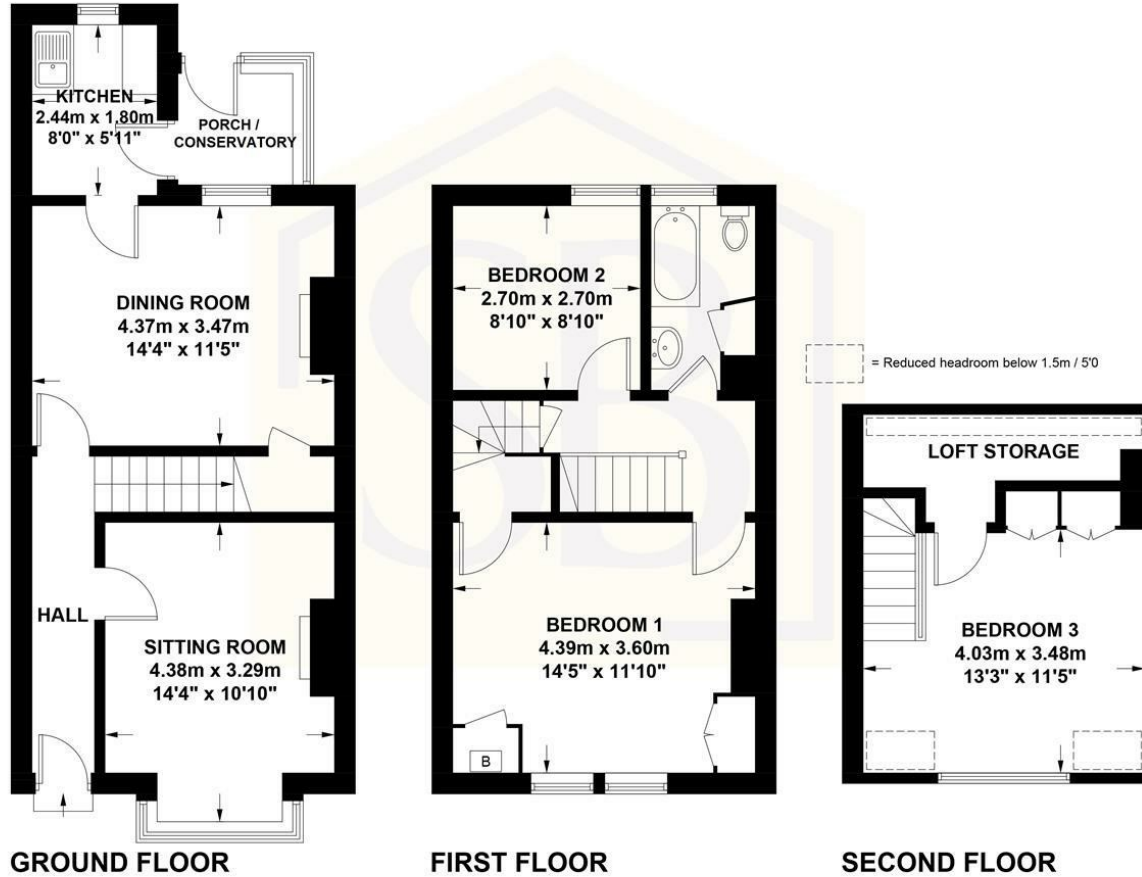
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.



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