



18 GRANGE ROAD, BURLEY IN WHARFEDALE LS29 7HB

Asking price £295,000

FEATURES

- Handsome Double Fronted Stone Built 2 Bedroomed End Terraced House
- Smart Modern Three Piece Shower Room & WC To The Ground Floor
- Private Fully Enclosed Gardens
- Close To Local Shops, The Doctors, Library And The Park
- Fantastic Living And Dining Kitchen With A Stylish Modern Range Of Units
- Attractive Sitting Room With A Deep Square Bay Window
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Located Within The Villages Beautiful Conservation Area



Unique End Terraced House Located In The Heart Of The Village

Located in the heart of the highly sought after village of Burley In Wharfedale, we are delighted to offer for sale this beautifully presented 2 bedroomed end terraced house with an attractive and private, fully enclosed garden. Tastefully extended to the ground floor, this striking double fronted home includes a stylish modern living and dining kitchen, attractive sitting room with a bay window, sleek modern bathroom fitted with a large walk in shower and two first floor bedrooms. Ideally located within the village just across the road from the Grange Park, the doctors and the cricket ground, whilst also being just a short stroll from the excellent village shops and amenities, easy walking distance of the train station and the local primary schools. We strongly recommend an internal viewing of this lovely home to fully appreciate this fine home.

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:

Sitting Room 13' x 12'4" (3.96m x 3.76m)

A lovely reception room having a deep bay window, moulded ceiling cornice and a central heating radiator.

Living & Dining Kitchen 18' x 8'6" (5.49m x 2.59m)

They say the hub of a good home is the kitchen, well this one will not disappoint. Beautifully appointed with a sleek modern range of fitted wall and base units that also include integrated appliances such as a dishwasher, a

microwave, an oven and hob with an extractor hood over. Central heating radiator, a bay window and French doors to the enclosed garden.

Bathroom

Fitted with a smart modern suite that includes a large walk in shower with a glazed screen, a wash hand basin and wc to a smart modern vanity unit. Central heating heated towel rail, an extractor fan and a Velux styled window.

First Floor

Bedroom 1. 13'1" x 9'7" (3.99m x 2.92m)

Central heating radiator and two windows.

Bedroom 2. 9' x 7'4" (2.74m x 2.24m)

Central heating radiator and a window to the front elevation.

Outside

The garden is is very private being fully enclosed with fencing and a high gate for privacy. Laid in an Indian stone and decked patio for easier maintenance this is an ideal area to enjoy outside living.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located within the Burley In Wharfedale Conservation Area.

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>



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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 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.



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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.

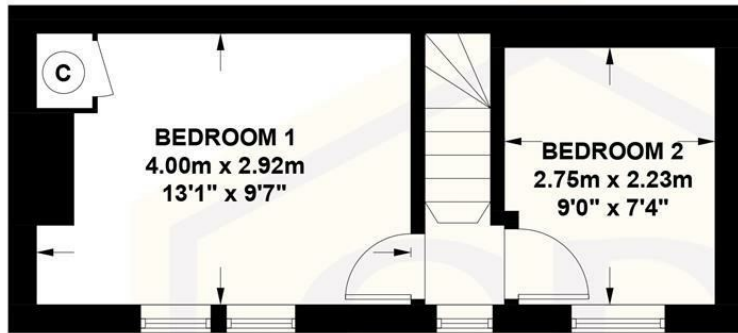
Please Note

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.

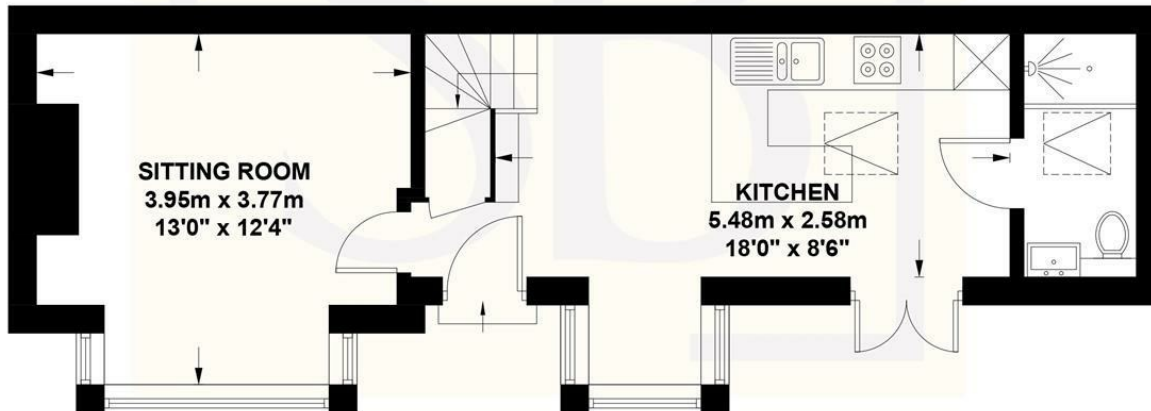


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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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.



T: Call us on 01943 889010
E: info@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

