



WHARFEGATE BRADFORD ROAD BURLEY IN WHARFEDALE LS29 7PU

Asking price £635,000

FEATURES

- Spacious and Extended Semi-Detached Family Home
- Private West Facing Secure Lawned Rear Garden With Tandem Garage
- Superb Views Over Open Countryside Towards Otley Chevin
- Welcoming Reception Hall & Elegant Sitting Room
- Breakfast Kitchen, Dining Area and Garden Room With Bi-Folding Doors
- Four Generous Bedrooms, House Bathroom & Shower Room, Plus Third Separate W.C.
- Large Driveway Providing Ample Off Road Parking
- Freehold / EPC Rating D / Council Tax Band E
- Ideal Opportunity For A Growing Family To Enjoy
- Close To Amenities, Local Schools And Transport Links



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Superb 4 Bedroomed Family Home With West Facing Garden And Views

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 primary schools both rated 'Outstanding', various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. A regular rail service to both Leeds and Bradford city centres and the nearby town of Ilkley is also available from the village station. Within close proximity of the famous Ilkley Moors, the Yorkshire Dales National Park and surrounded by open countryside, the opportunities for walking, cycling and other outdoor activities are extensive.

The accommodation...

The spacious accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, FAST FIBRE TO THE PROPERTY and with approximate room sizes comprises:

Ground Floor

Reception Hall 18'4" x 9'10" (5.59m x 3.00m)

An unusually large and welcoming reception hall with attractive herringbone wood effect flooring, ceiling cornice, double glazed entrance door with side screens, radiators, return staircase up to the first floor with attractive stained glass window to side and useful walk-in understairs storage cupboard with window.

Sitting Room 17'5" x 12'11" (5.31m x 3.94m)

An elegant principal reception room with a delightful bay window having stained glass to the front elevation. Feature fireplace with a marble interior and hearth housing a fitted gas fire, radiators, ceiling cornice and rose.

Dining Area 14'10" x 12'11" (4.52m x 3.94m)

Another lovely sized reception room with a recently added log burning stove having a wooden mantle. Ceiling cornice and rose, dado rail, radiator, Karndean tile effect flooring access into the kitchen and adjoining:

Garden Room 12'8" x 10'7" (3.86m x 3.23m)

A superb addition to the ground floor providing a light and airy room with a high vaulted ceiling and bi-fold doors out to the beautiful rear garden, an ideal space for entertaining. Three Velux windows, recessed spotlights, radiators and matching karndean tiled effect flooring.

Breakfast Kitchen 18'1" x 9'11" (5.51m x 3.02m)

Extended by the current owners to provide a wonderful modern kitchen having an extensive range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with upstands. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated Belling range oven, dishwasher and Bosch fridge/freezer. Cupboard housing a dryer, washing machine and recently installed gas boiler, part panelled walls, ceiling cornice, recessed spotlights, two Velux windows, again matching Karndean tile effect flooring, radiator, pocket door divider to the garden room and external door to the side elevation and window over-looking the rear garden.

First Floor

Landing

With dado rail, radiator, stairs up to the second floor and further windows to the side elevation.

Bedroom 1. 15'0" x 12'11" (4.57m x 3.94m)

A spacious master bedroom having an extensive range of fitted wardrobes with cupboards over a dressing table, and vanity unit. Ceiling cornice and rose, picture rail, radiator part stained glass window to the front elevation enjoying superb long distance countryside views.

Bedroom 2. 14'11" x 13'2" (4.55m x 4.01m)

Another large double bedroom having fitted wardrobes, vanity unit, picture rail, radiator, ceiling cornice and rose. Window to the rear elevation with stained glass enjoying an attractive outlook over the rear garden.

Bedroom 3. 10'0" x 9'10" (3.05m x 3.00m)

Currently used as a multi-functional room with plenty of space for - a bed and a desk for those working from home. Picture rail, radiator and window to the front elevation having stained glass again enjoying delightful views.

Family Bathroom 9'9" x 8'2" (2.97m x 2.49m)

With a white four-piece suite comprising a panelled bath with shower attachment, low suite w.c, separate tiled shower stall with thermostatic shower and wash hand basin with cupboards under. Fully tiled walls, heated towel rail and window to the rear elevation.

Separate WC

With a low suite w.c, part tiled walls, ceiling cornice and window to the side elevation.

Second Floor

Landing

With two useful under-eaves storage areas with one housing the hot water cylinder.

Bedroom 4. 18'5" x 13'0" (5.61m x 3.96m)

A generous double bedroom having a feature cast iron fireplace, attractive wooden flooring and beams, radiator, dormer window to the rear elevation with views towards Ilkley Moor and two Velux windows to the front enjoying extensive views across open fields to Otley Chevin.

Shower Room 5'3" x 4'5" (1.60m x 1.35m)

With a tiled shower stall, low suite w.c, pedestal wash basin and tiled walls.

Outside

The property stands on a terrific plot with a large gravelled and flagged driveway providing ample off-road parking to the front, with flower border housing mature shrubs and plants. To the rear there is a



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

delightful west facing private and predominantly lawned garden ideal for a growing family to enjoy, with a sandstone patio ideal for outdoor entertaining. There are flowers borders to side and raised flower beds to the rear, as well as two greenhouses, a garden shed and an outside tap.

Tandem Garage 30'0" x 10'0" (9.14m x 3.05m)

With double doors, light, power, two windows to the side elevation and a window to the rear.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Generous Driveway Providing Ample Off-Road Parking.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available, with Fast Fibre currently connected to the property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band E. 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



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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.

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.

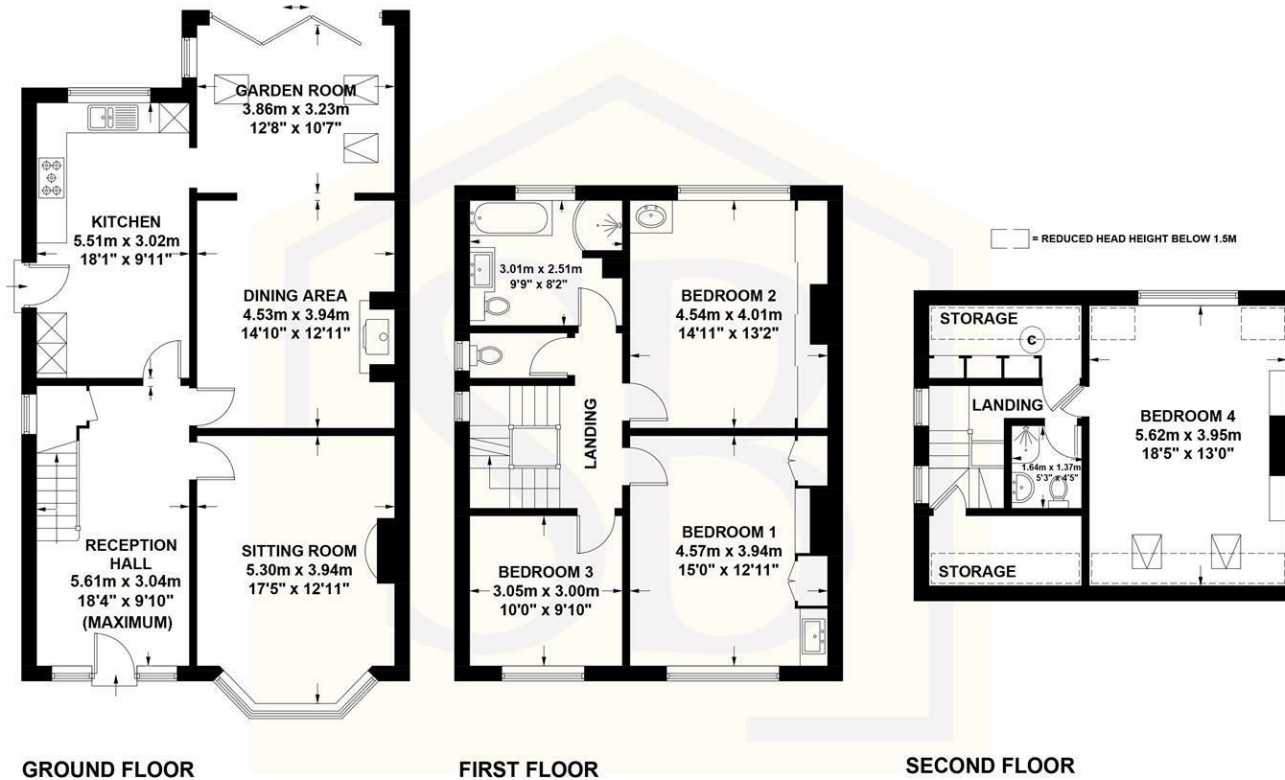
Please Note

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.



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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		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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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