



23 TANFIELD DRIVE, BURLEY IN WHARFEDALE LS29 7RT

Asking price £495,000

FEATURES

- Deceptively Spacious Detached House Within A Popular And Convenient Locality
- Two Reception Rooms, With A Sitting Room Having A Bay With French Doors To The Rear Garden
- Larger Than Average Gardens Enjoying A South Westerly Aspect
- Perfect Home, Garden And Location For A Young Growing Family
- Offering Four Double Bedrooms, With An En-suite To Bedroom One And A House Bathroom
- Smartly Presented Breakfast Kitchen With Integrated Appliances Included
- Private Parking To The Front And An Integral Garage
- EPC Rating C / Tenure Freehold / Council Tax E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Double Bedroom Detached House In The Heart Of The Village

Set in a larger than average garden plot within this highly sought after location, offering scope for potential extensions subject to gaining the required approvals, convenient for all the villages excellent amenities, this four double bedroomed detached house is the perfect home for a growing family. Privately set in a small cul-de-sac, this deceptively spacious home commences with a welcoming entrance hallway with a valuable downstairs wc off. There are two reception rooms, the dining room and a separate sitting room with a bay window with French doors inset that open to the enclosed rear garden. The ground floor is completed by a breakfast kitchen with integrated appliances included. The first floor incorporates four double bedrooms, with the principle bedroom also boasting fitted wardrobes and an en-suite, with a house bathroom servicing the other bedrooms. Externally there is parking to the front driveway which leads to an integral garage. The gardens on this house are larger than average, having a private fully enclosed southerly facing garden to the side that wraps around and joins the fully enclosed garden to the rear, perfect for all the family to enjoy. Set within easy walking distance of the shops, schools and the train station, this fine home is priced to sell. To arrange your viewing, please contact Shankland Barraclough Estate Agents for your appointment.

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 outstanding primary schools, various pubs and restaurants, churches of several denominations and a variety of sporting clubs 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 stunning 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 a uPVC outer door with a matching side panel and window to the front elevation, a central heating radiator and the staircase to the first floor.

Downstairs WC

Fitted with a low level wc, a wash hand basin and a central heating radiator.

Sitting Room 14'4" x 14'2" (4.37m x 4.32m)

A lovely reception room having a bay window with French doors inset opening out to the enclosed rear garden. Central heating radiator.

Dining Room 13'6" x 8'8" (4.11m x 2.64m)

Bay window to the front elevation and a central heating radiator.

Breakfast Kitchen 15'4" x 8'7" (4.67m x 2.62m)

Offering a comprehensive range of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Built in eye line electric oven and a four ring gas hob with an extractor hood over. Space and plumbing for both a dishwasher and a washing machine. Tiled flooring, a central heating radiator, window to the rear garden and a door to the side.

First Floor Landing

With access to the following rooms:

Bedroom 1. 14' x 12' (4.27m x 3.66m)

Built in wardrobes, a central heating radiator and a window to the front elevation.

En-Suite

Fitted with a three piece suite including a step in shower cubicle, a wash hand basin and a low level wc. Central heating radiator and a window to the front elevation.

Bedroom 2. 11'4" x 11'2" max (3.45m x 3.40m max)

Fitted wardrobes, central heating radiator and a window to the rear.

Bedroom 3. 11'5" x 8'6" (3.48m x 2.59m)

Central heating radiator and a window to the front elevation.

Bedroom 4. 11'9" x 7'1" (3.58m x 2.16m)

Central heating radiator and a window to the rear elevation.

House Bathroom

Fitted with a three piece suite comprising a panelled bath, a wash hand basin and a low level wc. Complemented by tiled splash backs, a central heating radiator and a window to the side elevation.



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Outside

The property has parking to the front and a single integral garage (17'7" x 8'4"). This property has a larger than average garden with a side garden with walling, a lawn and a selection of shrubs, wrapping around to the rear all of which is fully enclosed enjoying a south and westerly aspect.

Tenure, & Services

Tenure: Freehold

All Mains Services Connected

Council Tax

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.

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 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.

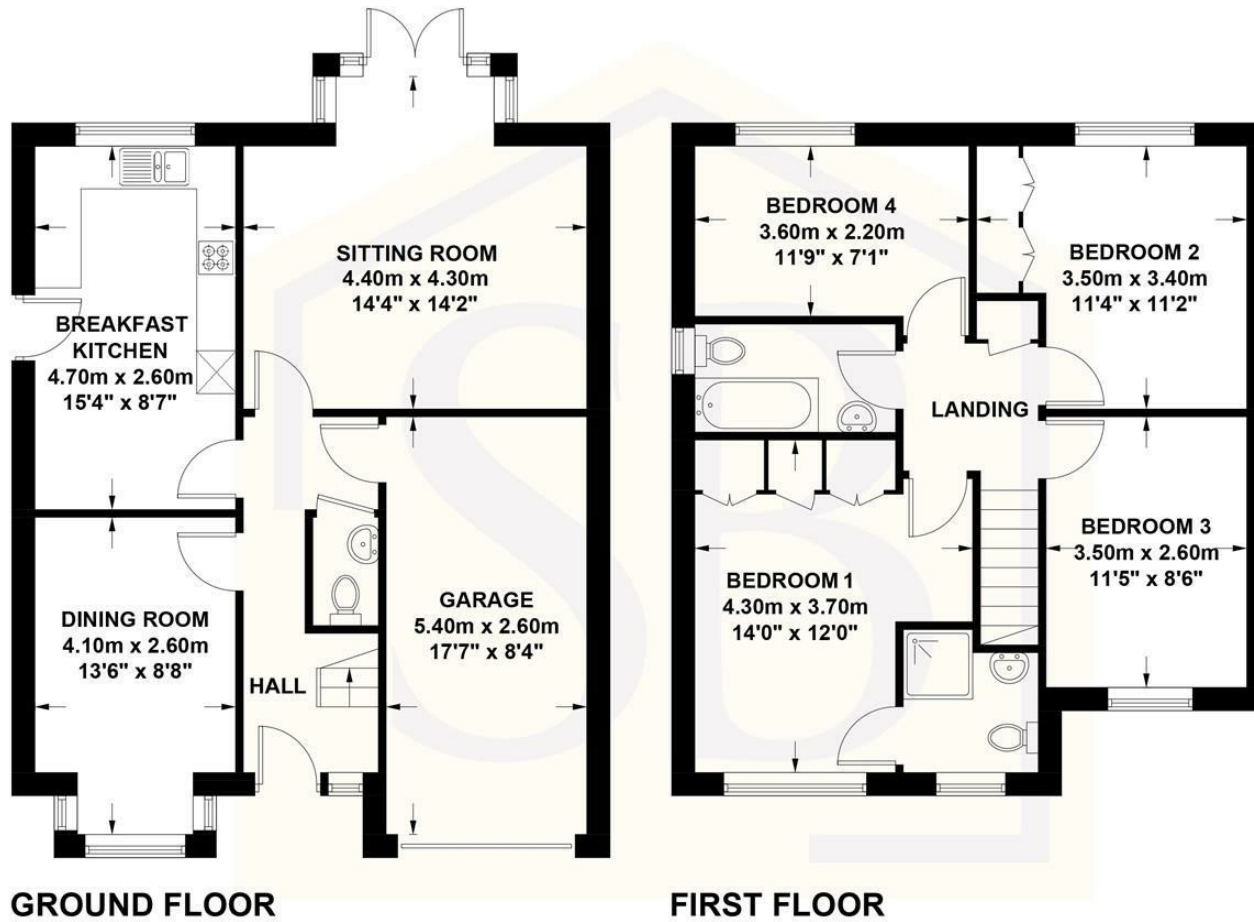
Please Note

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.



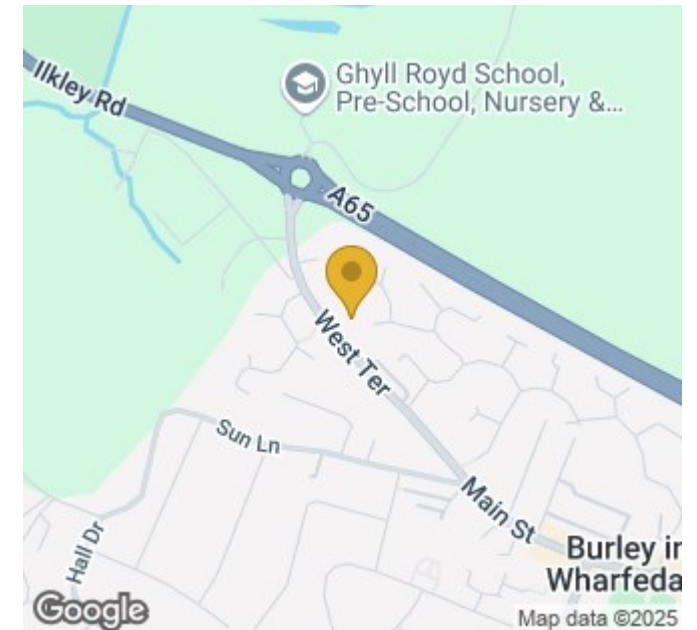
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(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@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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