



34 RON LAWTON CRESCENT, BURLEY IN WHARFEDALE LS29 7ST

Asking price £550,000

FEATURES

- Beautifully Proportioned Four Bedroom Town House
- Great Location Close Too Two Outstanding Primary Schools
- Short Walk To The Train Station & Countryside / Moor Walks On Your Doorstep
- Large Sitting Room With French Doors To Long Balcony
- Spacious Living & Dining Family Kitchen & A Utility Room
- Shower Room / House Bathroom / En-Suite To Bedroom 1.
- Driveway Parking, Integral Garage & Fully Enclosed Rear Garden
- EPC Rating C / Tenure Freehold / Council Tax E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Impressive Proportioned 4 Bedroom Town House

A perfect home for a young growing family this handsome stone built town house, located on the highly regarded and much sought after Scalebor Park development, is ideally placed for the two outstanding Primary Schools within the village, the train station and just a stones throw from stunning countryside and moor walks. The property offers deceptively spacious living accommodation arranged over three floors with feature high ceilings throughout and incorporating a total of four bedrooms, a fantastic proportioned first floor sitting room with French doors to a long balcony, a smartly presented family dining kitchen, valuable utility room, a ground floor shower room, en-suite to the principle bedroom and a four piece house bathroom servicing the other bedrooms. Externally the house has a private driveway to the front that leads to an integral garage, whilst to the rear is a fully enclosed garden and the large balcony looking over the garden. We strongly recommend an appointment to view this fine family home in order to fully appreciate the overall space and layout. 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:

Covered Entrance

With a quarry tiled floor. Bin store.

Reception Hallway

A fantastic proportioned and very welcoming entrance in to this fine home, this large hallway with wooden flooring also has a central heating radiator and a useful understairs storage cupboard.

Shower Room & WC

Fitted with a three piece suite in white comprising a step in shower cubicle with tiled walls and glazed side screens, a wash hand basin and a low level wc. Central heating radiator and a window to the front elevation.

Utility Room 9'10" x 8'6" (3.00m x 2.59m)

Fitted with a smart range of fitted kitchen units providing good storage, a worksurface with a

sink unit inset, space and plumbing for a washing machine. Central heating radiator, tiled flooring and a door to the rear garden.

Snug / Study / Playroom / Guest Bedroom 12'2" x 9'11" (3.71m x 3.02m)

Currently used as snug, this flexible room offers different possibilities dependent on your families ages and needs. Central heating radiator and French doors to the fully enclosed rear garden.

First Floor Landing

Central heating radiator, the staircase and access to the following rooms:

Sitting Room 19'3" max x 17'9" max (5.87m max x 5.41m max)

A superbly proportioned family reception room that includes a focal fireplace with a gas fire inset, central heating radiators, window and French doors out to the long balcony.

Dining Kitchen 25'2" x 11'2" (7.67m x 3.40m)

The hub of the home, this is a great kitchen area having a sitting area, dining area and an extensive range of fitted kitchen units having natural wood worktops over with a sink inset and tiled splash backs over. Built in electric double oven, four ring gas hob with an extractor hood over, integrated fridge freezer and dishwasher. Tiled flooring, two central heating radiators, a window and two French doors to Juliet Balcony's offering an attractive outlook.

Second Floor Landing

Central heating radiator, cupboard housing the hot water cylinder and access to the following rooms:

Bedroom 1. 16'1" x 11'10" (4.90m x 3.61m)

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

En-Suite

Fitted with a three piece suite comprising a step in shower cubicle tiled to the walls and a glazed door, a wash hand basin and a low level w.c. Complemented by tiled splash backs, a central heating radiator and an extractor fan.

Bedroom 2. 13'5" x 11'9" (4.09m x 3.58m)

Built in wardrobe, a central heating radiator and a window to the rear.

Bedroom 3. 10' x 8'6" (3.05m x 2.59m)

Built in wardrobe, a central heating radiator and a window to the rear.

House Bathroom

Fitted with a four piece suite in white comprising a panelled bath, a step in shower cubicle



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

with tiled walls, glazed side panel and door, a wash hand basin and a low level wc. Complemented by tiled splash backs, a central heating radiator and a window to the front elevation.

Attic

The property has a large attic over, which subject to gaining the required building approvals, offers great scope to add to the accommodation as some of the neighbouring homes have done.

Outside

To the front is a private driveway for parking, which then leads to an integral garage (19' x 9'11") which has a connecting door to the house. Moving around to the rear you not only have the long balcony to the first floor sitting room, but there are patio areas, a lovely selection of plants and shrubs together with an artificial lawn. The garden also has a wooden storage shed and is fully enclosed providing a safe area for all the family to enjoy.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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>

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.

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, 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.

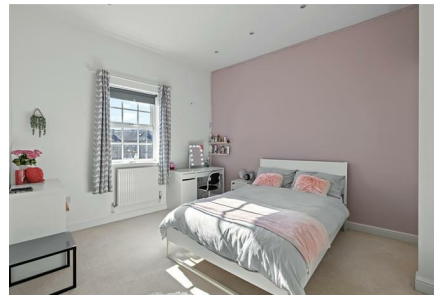
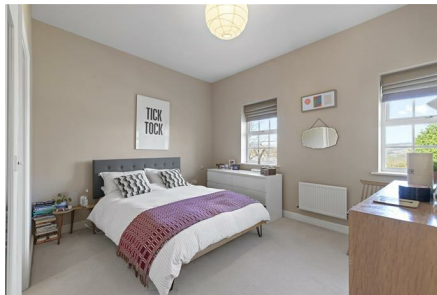
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

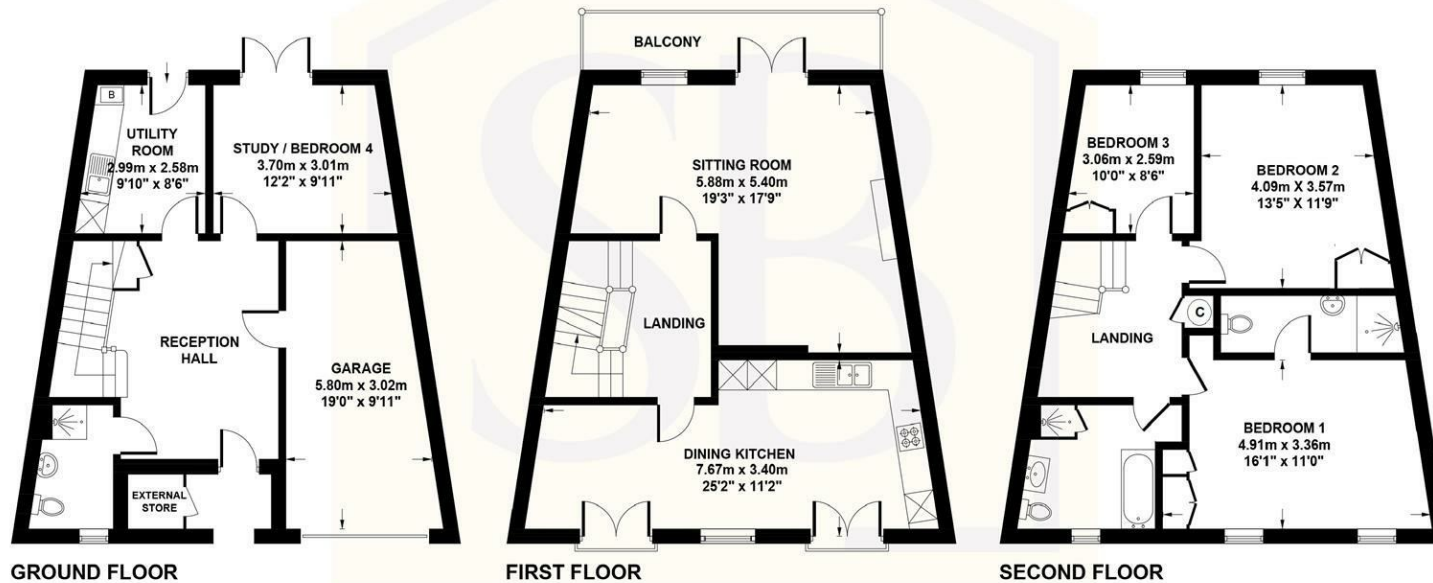
Please Note

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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		
(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@shanklandbarracclough.co.uk
W: www.shanklandbarracclough.co.uk

SHANKLAND
BARRACLOUGH
 ESTATE AGENTS