



40 SOUTHFIELD ROAD, BURLEY IN WHARFEDALE LS29 7PB

Guide price £700,000

FEATURES

- Beautiful Modern Contemporary Detached Home Offering Four Double Bedrooms
- Attractive Family Room With Picture Windows Looking Out Over The Gardens
- Excellent Proportioned Gardens, Beautifully Stocked & Fully Enclosed To The Rear
- Very Popular Neighbourhood Within Easy Walking Distance Of Schools, The Train Station And The Village Centre
- The Most Fantastic Open Plan Living & Dining Kitchen With A Raised Terrace Off
- Valuable Downstairs Shoer Room & WC As Well As A Utility Room
- Double Width Block Set Driveway & Single Integral Garage
- EPC rating D / Tenure Freehold / Council Tax F



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Modern Contemporary Detached Home With Excellent Gardens

A home that must truly be viewed to be fully appreciated, beautifully presented and much improved four bedroomed detached house standing within an impressive proportioned and beautifully landscaped garden, together with neat block set driveway and a single garage. The house has undergone a major transformation in recent years to create a smart modern open plan home centred around a highly impressive living and dining kitchen, originally three rooms, now one highly impressive hub of the home with fully height windows and doors leading on to a raised private terraced. The kitchen is well appointed with a modern range of kitchen units including a central island, is complete with integrated appliances and has a valuable utility room off. Off the kitchen is the fabulous Family Room with a feature full length picture window that looks out over the impressive garden. Finally to the front floor there is the entrance hallway to a smart modern shower room and wc. Moving up to the first floor there are four good sized bedrooms, all doubles, and the house bathroom. To arrange your viewing on this very special home, please contact Shankland Barraclough Estate Agents in Otley.

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, attractive Herringbone flooring and a traditional barrel styled radiator.

Shower Room & WC

Fitted with a modern three piece suite comprising a walk in shower with a glazed screen, attractive wash hand basin and a low level wc. Traditional barrelled central heated radiator and a window to the front elevation.

Living & Dining Kitchen 23'4" x 23'1" max (7.11m x 7.04m max)

They say a kitchen is the hub of the home, well this one will not disappoint. Originally three separate rooms, the owners have skilfully and painstakingly pulled them all in to one to create a most fantastic living and dining kitchen that has to be seen to be appreciated. The kitchen is fitted with an excellent range of modern kitchen units including a bank of integrated appliances and a central island. Complemented by Herringbone flooring, a tall central heating radiator and custom built aluminium fully height French doors and windows to the private raised terrace.

Utility Room 9'2" x 5'8" (2.79m x 1.73m)

A very useful area, the perfect spot to kick off those muddy boots and wet coats, having built in cupboards, plumbing for a washer central heating radiator, door to the side elevation and window to the front.

Family Room 14'9" x 11'8" (4.50m x 3.56m)

Located off the living and dining kitchen, the family room enjoys a large picture window giving a vista out over the private landscaped rear gardens. Two tall tubular central heating radiators.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'8" x 10'11" (4.17m x 3.33m)

Window looking over the rear garden and a central heating radiator.

Bedroom 2. 11'8" x 10'3" (3.56m x 3.12m)

Window looking over the rear garden and a central heating radiator.

Bedroom 3 10'11" x 9'2" (3.33m x 2.79m)

Window to the front elevation and a central heating radiator.

Bedroom 4. 15'1" x 8'3" (4.60m x 2.51m)

Window looking over the rear garden and to the front elevation. Central heating radiator.

House Bathroom

The only room not updated this far by the owners, the bathroom currently has a panelled bath, wash hand basin and a low level wc fitted. Central heating radiator and a window to the front elevation.



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Outside

Another feature of the property are the excellent proportioned gardens. To the front is a double width neat block set driveway which leads to an integral garage (17'5" x 8'2"), a neat artificial lawn and hedging privately enclosing. Moving around to the rear is a highly attractive, private and fully enclosed garden of excellent proportions. The garden incorporates a large lawn, stone flagged patio with raised beds inset and a wonderful selection of mature trees, shrubs, bushes and plants providing interest and colour all year round.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Single Garage

Council Tax

City of Bradford Metropolitan District Council Tax Band F. 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 Superfast Broadband up to 61 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

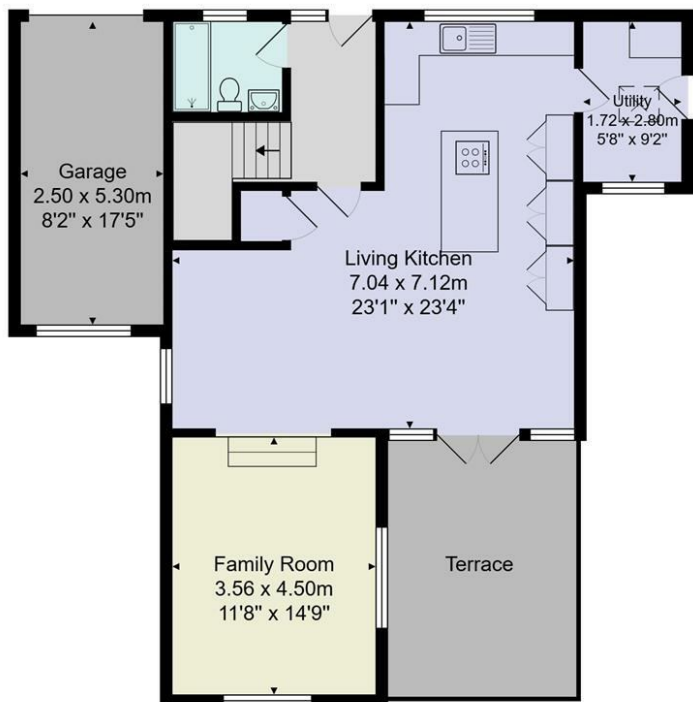
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

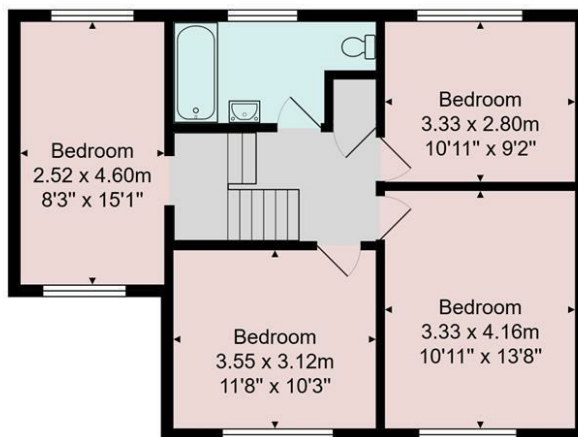
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Ground Floor



First Floor

Total Area: 148.5 m² ... 1599 ft² (excluding terrace)

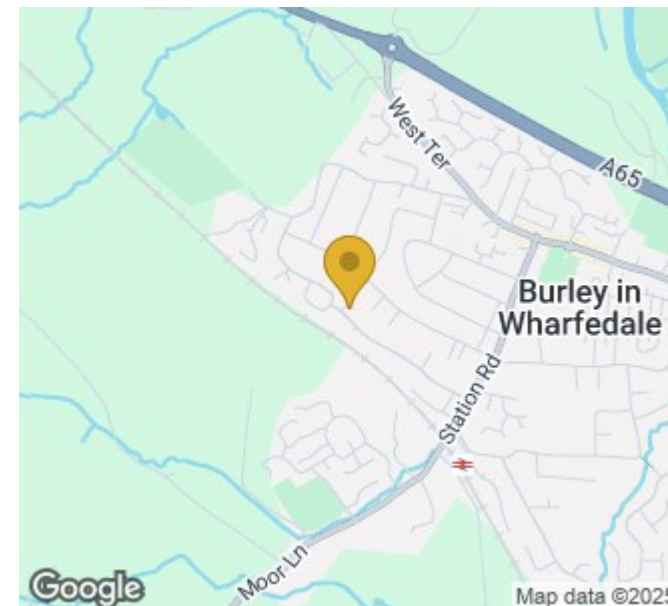
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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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.



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