



9 PASTURE FOLD, BURLEY IN WHARFEDALE LS29 7RP

Asking price £535,000

FEATURES

- Fantastic Family Sized Four Bedroomed Detached House In A Safe Cul-de-Sac Setting
- Valuable Downstairs WC and A Utility Room
- Private Driveway Parking & Neat Fully Enclosed Garden
- Truly Worthy Of An Internal Viewing To Be Fully Appreciated
- Two Reception Rooms Together With A Fabulous Dining Kitchen And Adjoining Garden Room
- En-Suite To The Principle Bedroom & A House Bathroom
- Convenient Location Within Walking Distance Of The Village Centre, Schools & The Train Station
- EPC Rating / Tenure Freehold / Council Tax E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

A Superb Four Bedroomed Family Detached Home In A Cul-de-Sac Setting

A highly attractive and very well presented four bedroomed detached house, situated in a small cul-de-sac within this popular and sought after neighbourhood. An ideal home for a family offering great accommodation space, good parking, neat fully enclosed gardens and a fantastic location within easy walking distance of the local shops, Primary schools and the train station. The property commences with a welcoming hallway, has a lovely sitting room with a bay window, a fantastic modern appointed dining kitchen which is open to the fabulous light and airy garden room, a utility room, valuable downstairs wc and finally an extra reception room a perfect snug / living room. Moving upstairs is the landing with access to the loft which is part boarded. The landing gives access to four good sized bedrooms, with the principle bedroom having an en-suite and a house bathroom servicing the other bedrooms. This house is truly worthy of an appointment to view to fully appreciate the excellent accommodation space and size on offer. Viewings can easily and quickly be arranged by contacting 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 attractive modern composite outer door with a window to its side, the hallway has a central heating radiator and the staircase to the first floor.

Sitting Room 15'5" x 13'4" (4.70m x 4.06m)

A lovely proportioned reception room having a square bay window to the front and further window to the side allowing a lovely amount of natural light to flood in to sitting room. Two central heating radiators.

Office / Family Room 16'11" x 9'1" (5.16m x 2.77m)

A flexible living space that has been a home office, a teenagers living room or it could be a guest bedroom if so desired. Window to the front elevation and a central heating radiator.

Dining Kitchen 20'3" x 9'1" (6.17m x 2.77m)

Smartly appointed kitchen offering a good range of modern wall and base units with natural wood worksurfaces over and a sink unit inset. The kitchen is integrated with a dishwasher and a wine fridge and also includes a range style cooker with an extractor hood over. Two central heating radiators, window to the rear garden and an open aperture to the garden room which makes this the perfect area for family and friends to socialise and enjoy with you.

Garden Room 12'1" x 8'5" (3.68m x 2.57m)

A great addition having windows and a glazed roof together with French doors to the fully enclosed rear garden. Fully fitted with bespoke thermal blinds and with two electric radiators fitted for all year round use.

Utility Room

Providing fitted kitchen units and plumbing for a washing machine.

Downstairs WC

Low level wc, a wash hand basin and a central heating radiator.

First Floor Landing

Access hatch to the loft which is partially boarded and has a light fitted.

Bedroom 1. 13'4" x 11'6" (4.06m x 3.51m)

Central heating radiator and a window to the front elevation.

En-Suite Bedroom 1.

Fitted with a three piece suite that includes a a shower cubicle, a wash hand basin and a low level wc. Built in storage cupboards, a central heated towel radiator and a window to the front elevation.

Bedroom 2, 12'3" x 8'8" (3.73m x 2.64m)

Windows to the front and side elevations together with a central heating radiator.

Bedroom 3. 11'3" x 9'5" (3.43m x 2.87m)

Window to the rear and a central heating radiator.

Bedroom 4 10'6" max x 8'8" max (3.20m max x 2.64m max)

Window to the rear and a central heating radiator.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel radiator, built in storage and a window to the rear elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

To the front the property has good parking to a private driveway and a neat lawned garden. Moving around to the rear the garden is fully enclosed providing a safe and private environment for children and pets alike. The garden includes a neat lawn, paved patio, raised beds and a lovely selection of shrubs and bushes. There are useful external power points to the front, side and rear elevations.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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>

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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

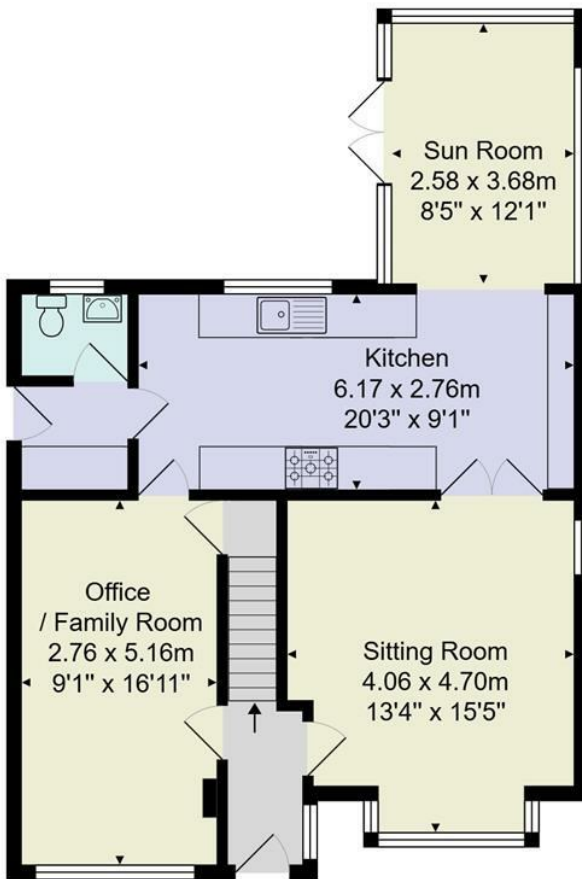
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



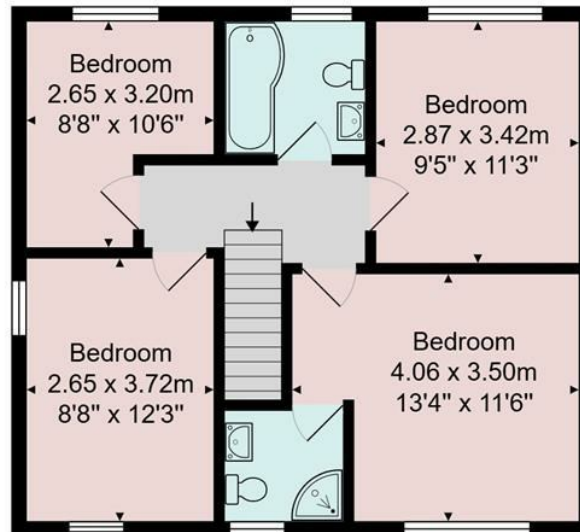
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	75	
(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.



Ground Floor



Ground Floor

Total Area: 131.6 m² ... 1416 ft²

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS