



**10 VICTORIA ROAD,
BURLEY IN WHARFEDALE
LS29 7HX**

Asking price £550,000

FEATURES

- Smartly Presented Contemporary Four Bedroomed Semi Detached House
- Southerly Facing Rear Garden, Private & Fully Enclosed, Driveway Parking & Garage Store
- Two Spacious Living Areas To The Extended Ground Floor Together With A Playroom
- Three Further Bedrooms, The House Bathroom & An Office To The First Floor
- Set Within A Small & Exclusive Gated Development In The Heart Of The Village
- Luxuriously Appointed Dining Kitchen With A Central Island And Integrated Appliances
- Fantastic Principle Bedroom With A Dressing Room & Smartly Appointed En-Suite
- EPC Rating B / Tenure Freehold / Council Tax E



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ESTATE AGENTS

A Stylish Modern, Extended, 4 Bedroom Semi Detached Home

Truly worthy of an appointment to view, set within an exclusive gated development in the heart of the village, this beautifully presented and extended semi detached house incorporates four bedrooms as well as a valuable study. The ground floor has a smart modern contemporary feel that includes a spacious and very well appointed dining kitchen with a central island and integrated appliances included. This leads through to two reception spaces, together with a valuable playroom and a downstairs wc to the ground floor. Moving up the first floor there are three of the four bedrooms, the smart modern four piece house bathroom and a home office for those working from home. Finally the top floor offers an excellent proportioned principle bedroom with a dressing area and a smart modern en-suite. Externally there is driveway parking to the front and a garage store, whilst to the rear is a very private, fully enclosed southerly facing garden, ideal for all the family to enjoy. To arrange a viewing on this very special home, located in such a convenient neighbourhood, simply contact Shankland Barraclough Estate Agents.

Burley in Wharfedale

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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Via a smart modern composite outer door with a glazed side panel, luxurious underfloor heating, the staircase to the first floor with a window to the side and a useful understairs storage cupboard.

Dining Kitchen 17'10" x 11' (5.44m x 3.35m)

A fabulous modern family kitchen offering an extensive range of smartly appointed kitchen units including a central island and an extensive range of fitted appliances including an integrated dishwasher, fridge-freezer, electric double oven, a microwave oven and a gas hob with an extractor hood over. Luxurious underfloor heating, a window to the front and an open plan access to the sitting and dining areas.

Sitting / Dining Room 17'8" x 11'0 (5.38m x 3.35m)

Open from the kitchen making this a real family hub with attractive wooden flooring having luxurious underfloor heating and an open aperture to the extended living room.

Living Room 11'9" x 9'7" (3.58m x 2.92m)

Having bi-folding doors that open out to the southerly facing rear garden, wooden flooring and a tall central heating radiator.

Playroom 11' x 7'6" (3.35m x 2.29m)

A valuable additional room for families, the play room has a window and door to the fully enclosed rear garden and a central heating radiator.

Downstairs WC

Fitted with a modern two piece suite in white that includes a wash hand basin and a low level wc.

First Floor Landing

Long landing with windows to the side elevation for good natural light.

Home Office 7'3" x 6'10" (2.21m x 2.08m)

Lovely bay window to the front elevation and a central heating radiator.

Bedroom 2. 11'5" x 11'1" (3.48m x 3.38m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 11'1" x 9'5" (3.38m x 2.87m)

Central heating radiator and a window to the rear elevation.

Bedroom 4. 9'5" x 7'6" (2.87m x 2.29m)

Central heating radiator and a window to the rear elevation.

House Bathroom

A smart modern house bathroom, fitted with a four piece suite that includes a panelled bath, a walk in shower, wash hand basin and a low level wc. The bathroom is complemented by smart tiled flooring and walls. Chrome central heated towel rail.

Second Floor Landing

Window to the side elevation and an additional Velux styled window.

Bedroom 1. 17'6" x 14'5" (5.33m x 4.39m)

A fantastic principle bedroom of great proportions with French doors to a Juliet balcony, a Velux window and central heating radiator.



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Dressing Room

Velux window to the rear elevation.

En-Suite

Smart modern three piece en-suite including a walk in shower with glazed screens, a wash hand basin and a low level wc. Complemented by stylish tiled flooring and walls, a chrome central heated towel rail and a Velux styled window.

Outside

To the front is a neat Indian stone flagged area with a couple of steps up to the walled entrance. A neat block paved driveway to the side provides off road parking. This in turn leads to the garage store 9'2" x 7'11" with an up and over door to the front and a connecting door to the house. Moving around to the rear is a lovely fully enclosed garden that enjoys a southerly aspect. The garden includes neat flagged patio areas and an artificial lawn allowing all year round use of the garden without the mud or the hassle.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway One Vehicle

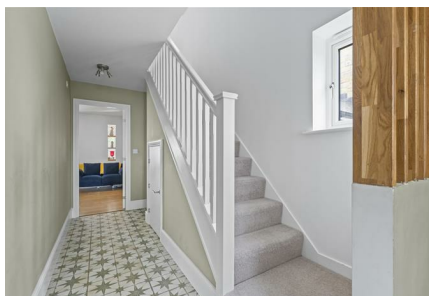
Located Within The Beautiful Burley In Wharfedale Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 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.



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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

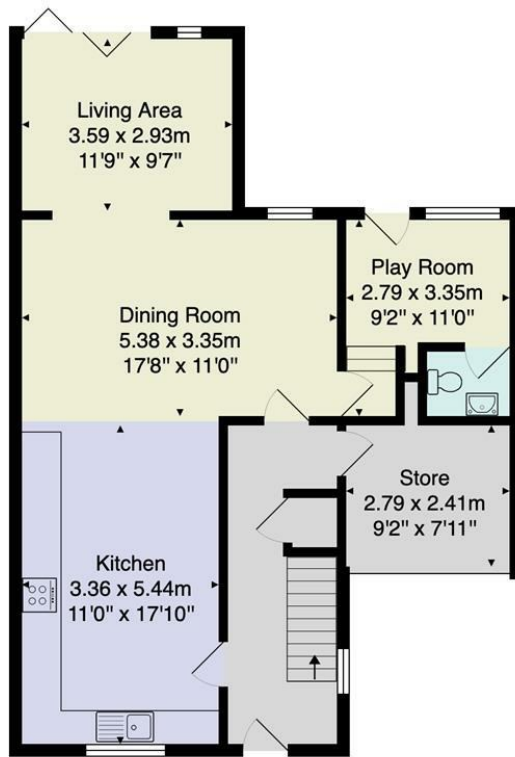
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

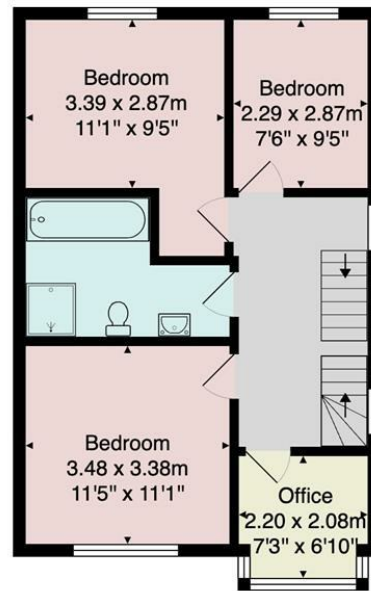
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Ground Floor



First Floor



Second Floor

Total Area: 162.9 m² ... 1753 ft² (excluding store, eaves storage)

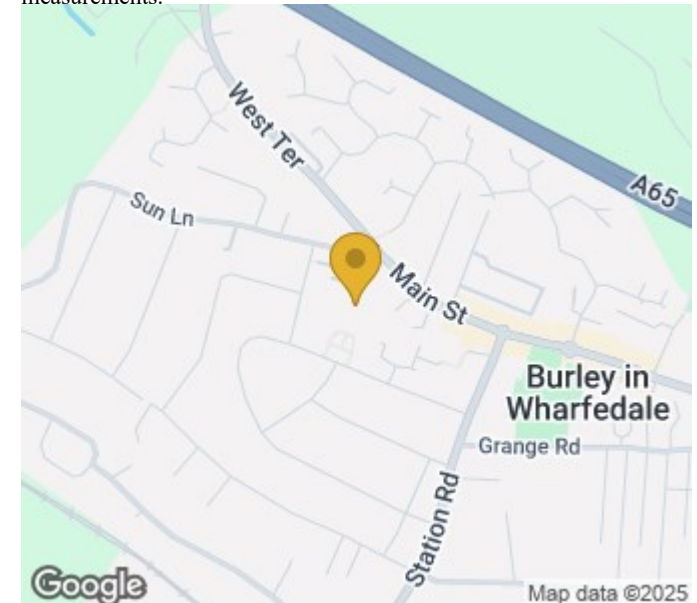
All measurements are approximate and for display purposes only.

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		
(92-100) A		93
(81-91) B	86	
(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

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