



# 23 FAR MEAD CROFT, BURLEY IN WHARFEDALE LS29 7RR

**Asking price £675,000**

## FEATURES

- Attractive Family Sized Four Bedroom Detached House In A Very Popular Neighbourhood
- Modern Downstairs wc, First Floor En-suite To Bedroom 1 And A House Bathroom
- Attractive Fully Enclosed Rear Gardens Of Good Proportions And a Westerly Aspect
- Conveniently Set For The Outstanding Local Schools, Shops And The Train Station
- Two Reception Rooms, Home Office, Dining Kitchen And A Utility Room
- Impressive 1700 sq ft Of Accommodation Over Two Floors
- Private Driveway Parking And An Integral Double Garage
- EPC Rating D / Tenure Freehold / Council Tax F



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# 4 Bedroom House - Detached located in Burley In Wharfedale

A superb proportioned four bedroomed detached family home ideally located for the excellent village amenities together with the outstanding local schools and of course Burley In Wharfedale train station. Standing on a good sized corner plot within an immaculate garden, private and fully enclosed to the rear, ideal for all the family or pets to enjoy. The property also benefits from having a private driveway to an integral double garage. The property offers attractive living accommodation over two floors, complemented by gas fired central heating and sealed unit double glazing and commences with a long welcoming hallway, a sitting room of good proportions, a second lounge which could be formal dining room or a playroom for a family. The ground floor continues with a valuable home office for those working from home or a dedicated area for school study's. The dining kitchen includes built in appliances, has a good sized pantry and a useful utility room off, the perfect area to enter the house and kick off those muddy boots and wet coats. The ground floor is completed by the downstairs wc. Moving to the first floor is a landing, from which you gain access to all four bedrooms and the smart modern house bathroom. The principle bedroom includes extensive fitted wardrobes and has a smart en-suite. Definitely worthy of an appointment to view in order to fully appreciate the excellent space both inside and out. To arrange your viewing contact Shankland Barraclough Estate Agents in Otley.

## 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 Hall

A good sized warm and welcoming hallway having a window and door to the front elevation, a central heating radiator and the staircase to the first floor.

### Downstairs WC

Modern two piece suite with a low level wc, a wash hand basin in a vanity unit and a chrome heated towel rail. Extractor fan.

### Sitting Room 16'4" x 12'4" (4.98m x 3.76m)

A lovely reception room having a focal fireplace with a gas fire inset, a central heating radiator and a window to the front elevation.

### Lounge or Playroom or Formal Dining Room 11'6" x 10'7" (3.51m x 3.26m)

This flexible room is currently used as a second lounge, but has in the past been a playroom when the family was younger and a formal dining room. Central heating radiator and patio doors to the attractive fully enclosed rear garden.

### Home Office 7'9" x 7'2" (2.36m x 2.18m)

With fitted furniture including a desk / work station, drawer units, storage cupboards and display shelving. Central heating radiator and a window looking over the rear garden.

### Dining Kitchen

Offering a range of wall and base units having worksurfaces over, a built in electric double oven and a five ring gas hob with an extractor hood over. Space and plumbing for a dishwasher, space for an American fridge-freezer, large pantry cupboard, a central heating radiator and a window to the rear.

### Utility Room 7'3" x 5'1" (2.21m x 1.55m)

Fitted kitchen units with a sink unit inset. Space and plumbing for a washing machine. Door to the side elevation and a central heating radiator.

### First Floor Landing

A large and spacious landing having a central heating radiator, an airing cupboard and a window to the side elevation.

### Bedroom 1. 14' x 11'10" (4.27m x 3.61m)

Benefitting from fitted wardrobes to one wall, a central heating radiator and a window to the front elevation.

### En-Suite

Fitted with a smart modern three piece suite including a walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Central heating radiator and a window to the side elevation.

### Bedroom 2. 11'7" x 9'5" (3.53m x 2.87m)

Central heating radiator and a window to the front elevation.

### Bedroom 3. 11'5" x 9'3" (3.48m x 2.82m)

Central heating radiator and a window to the rear.

### Bedroom 4. 7'11 x 7'5" (2.41m x 2.26m)

Central heating radiator and a window to the rear.

### House Bathroom

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. Complemented by tiled splash backs, a central heating radiator and a window to the rear.



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### Outside

The property enjoys a double width driveway providing good off road parking and which in turn leads to the double garage (17'2" x 16'7") with an up and over door to the front, connecting door to the house, light and power points. Neat lawn with shrubs and bushes that wrap around the front and to the side. Moving around to the rear is a lovely private garden, fully enclosed for privacy and security. The garden is predominately laid to lawn with well stocked borders offering a range of shrubs, bushes and trees, together with a paved patio and a timber summerhouse.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private driveway and a double garage

### 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

City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://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](mailto: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.

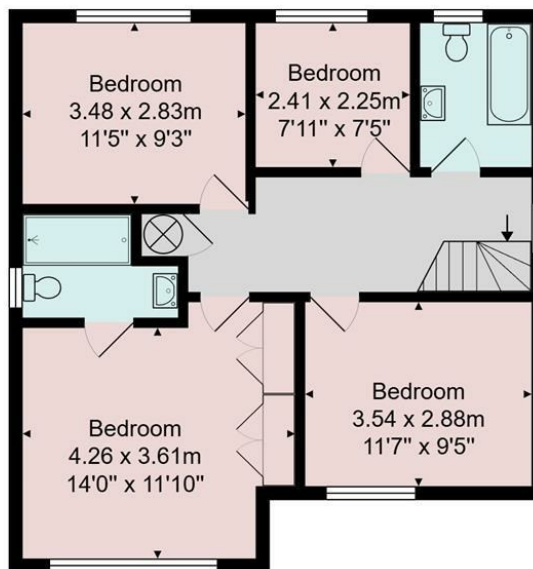
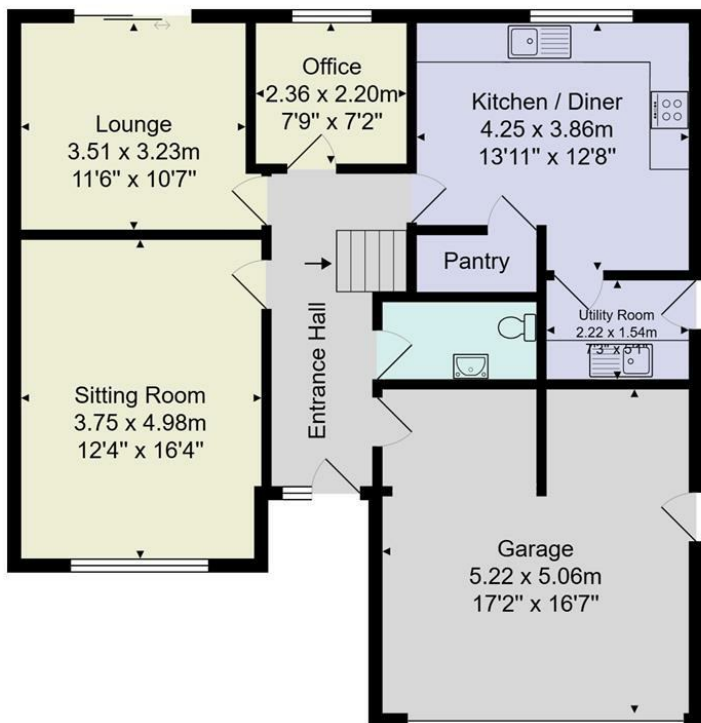
### **Please Note**

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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Total Area: 160.4 m<sup>2</sup> ... 1727 ft<sup>2</sup>

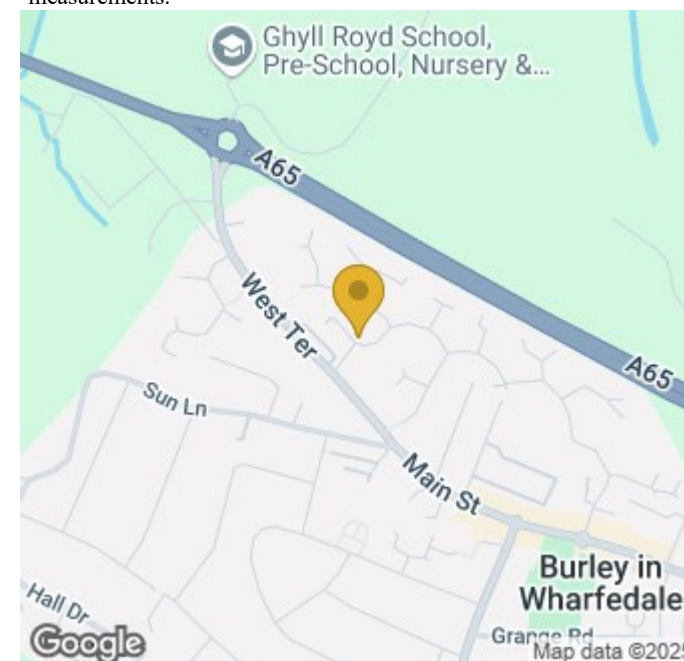
All measurements are approximate and for display purposes only.

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 80                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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