



# 39 HOLME GROVE, BURLEY IN WHARFEDALE LS29 7QF

**Asking price £465,000**

## FEATURES

- Beautifully Presented Extended Three Bedroom Semi Detached House
- Stunning Modern Contemporary Living & Dining Kitchen With Bi-Folding Doors
- Sitting Room With A Bay Window And A Wood Burning Stove
- Good Quality Plantation Shutters Fitted To Most Rooms
- Modern Four Piece House Bathroom Including A Walk In Shower
- New Roof In Recent Years, New Render, New Heating System & Re-Wired
- Neat Gardens Front & Rear, Double Width Driveway For Private Off Road Parking
- EPC Rating D / Tenure Freehold / Council Tax D
- Within Easy Walking Distance Of Burley Woodhead Primary School & Burley Oaks Primary School
- Just A Stone's Throw From Beautiful Open Countryside With Picturesque Walks



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Fully Modernised & Beautifully Presented Semi Detached House

Located on a beautiful tree lined street you will find this fantastic semi detached house, fully modernised and extended creating a home that is truly ready to move straight into. There is a most fabulous modern contemporary living and dining kitchen with bi-folding doors to the fully enclosed rear garden, a lovely sitting room with a wood burning stove. Smartly decorated and complemented by good quality plantation style shutters to most windows, the property also benefits from having had a new roof in recent years, has been completely re-rendered, had a new heating system and been re-wired. The bathroom was also replaced and includes a modern bath tub, a walk in shower, wash hand basin and w.c, complemented by modern tiling. Externally there are neat gardens to the front and fully enclosed rear, whilst private off road parking can be found to the double width driveway. Ideally located, just yards from beautiful open countryside walks, within easy walking distance of the two 'Outstanding' primary schools within the village and the train station for those travelling further afield. To arrange your viewing on this lovely home, 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:

## Entrance Hallway

A recessed doorway with a modern composite outer door having full length windows either side, attractive tiled flooring and the staircase with decorative panelling to the walls. Central heating radiator.

## Sitting Room 13'9" x 12' (4.19m x 3.66m)

An attractive reception room having a solid oak floor, focal fireplace with a wood burning stove inset and a bay window with plantation shutters inset and a radiator below.

## Living & Dining Kitchen 18'8" x 18'6" (5.69m x 5.64m)

A fabulous modern extended living and dining kitchen, the perfect entertaining area for all the family and friends to enjoy. Offering an excellent range of modern fitted kitchen units including a central island with a breakfast bar peninsular, a built in electric double oven and induction hob with an extractor hood over, integrated wine fridge, dishwasher and a washing machine. Three modern tubular radiators, windows and the bi-folding doors to the rear garden.

## First Floor Landing

Window to the side elevation with a plantation shutter fitted, and access to the following rooms:

## Bedroom 1. 11'11" x 11'4" (3.63m x 3.45m)

Fitted with modern sliding fronted wardrobes to one wall providing excellent hanging and storage space. Window to the front elevation with plantation shutters fitted and a central heating radiator.

## Bedroom 2. 11'8" x 10'10" (3.56m x 3.30m)

Window looking out over the rear garden together with plantation shutters fitted and a central heating radiator.

## Bedroom 3. 8'9" x 7'7" (2.67m x 2.31m)

Attractive decorative wall panelling, a central heating radiator and a window to the front with fitted plantation shutters.

## House Bathroom

Smartly appointed and fitted with a four piece suite in white including a stand alone bath, a walk in shower with a glazed screen, a wash hand basin and a low level wc. The bathroom is complemented by tiled flooring and walls, a central heating radiator and a window to the rear elevation.



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### Outside

To the front is a neat lawned garden with shrubbed borders and a low wall. A double width driveway provides private off road parking. Five bar gate to the side encloses the rear garden area with a neat lawn, paved patio and a corner seating area, enclosed by fencing.

### 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 three of the four main carriers being O2, Vodafone & EE For further information please refer to:  
<https://checker.ofcom.org.uk>

### Council Tax

City of Bradford Metropolitan District Council Tax Band D. 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.

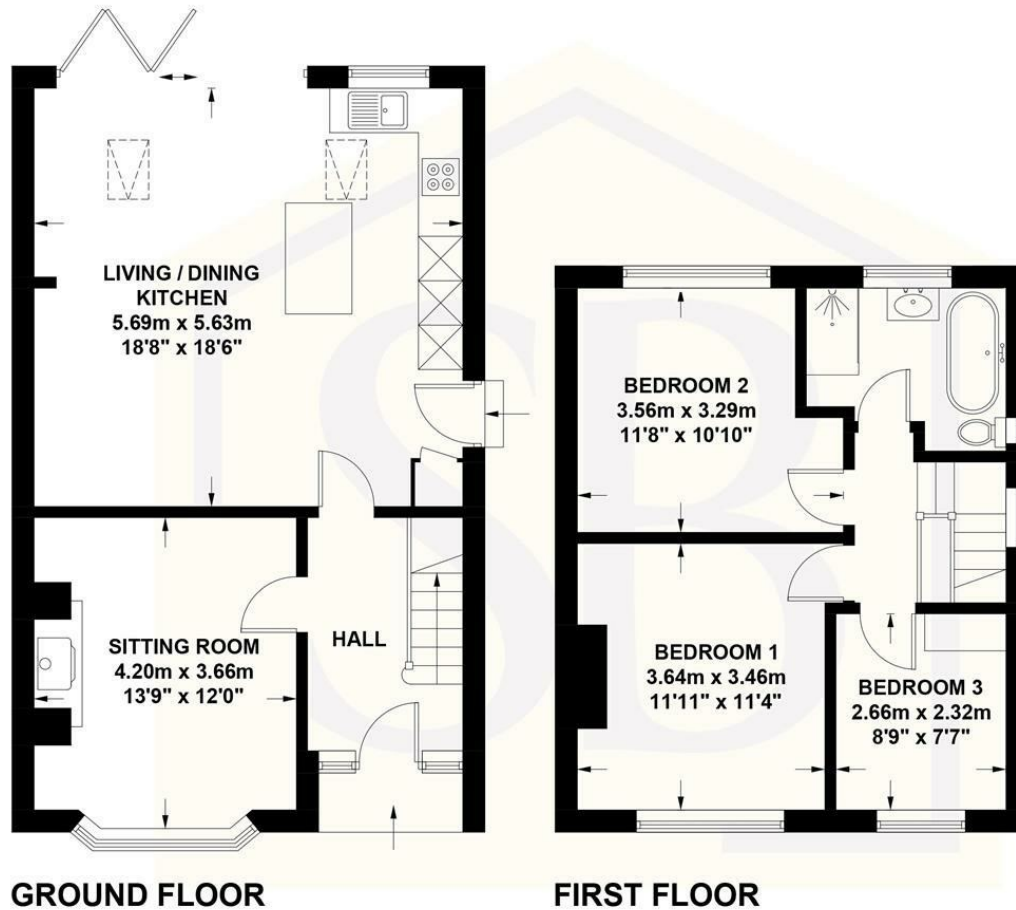
### **Please Note**

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.



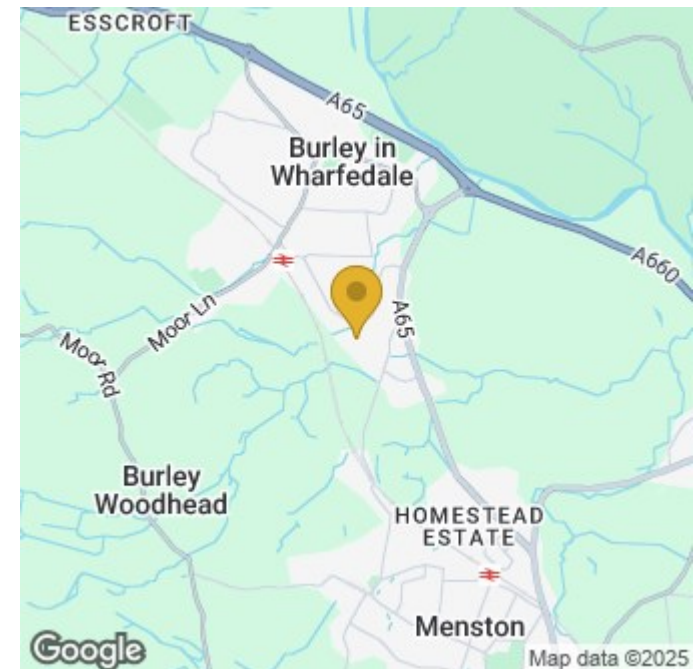
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:info@shanklandbarracclough.co.uk)**  
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