



# 13 LAWN ROAD, BURLEY IN WHARFEDALE LS29 7EU

**Asking price £295,000**

## FEATURES

- Charming Stone Built Inner Terraced House Located In The Heart Of The Village
- Kitchen Diner With Windows & Door Opening To The Rear Garden
- Gardens To The Front & Rear, Outhouse Store Also To The Rear
- Located Within The Beautiful Burley In Wharfedale Conservation Area
- Sitting Room With Polished Floorboards & A Multi Fuel Stove
- Two Bedrooms And The House Bathroom To The First Floor
- Conveniently Placed For The Local Shops, Doctors, Schools & The Train Station
- EPC Rating / Tenure / Council Tax



**SHANKLAND  
BARRACLOUGH**  
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# 2 Bedroom House - Mid Terrace located in Burley In Wharfedale

Located in the heart of the village, this charming two bedroomed stone cottage is close to all the excellent village amenities, shops and doctors, as well as being within easy walking distance of the train station for those travelling further afield. The accommodation is arranged over two floors and commences with an entrance hall to a sitting room with a focal fireplace and a wood burning stove inset to the chimney breast. A dining kitchen completes the ground floor accommodation. Moving up to the first floor is a landing, the two bedrooms both of good proportions and the house bathroom. Gardens to the front and rear, with the rear also having a valuable stone outhouse store. To arrange your viewing please 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Entrance Hall

Via an outer door to the front elevation and the staircase to the first floor.

### Sitting Room 15' x 13'6" (4.57m x 4.11m)

A lovely reception room having exposed and polished floorboards, a multi fuel stove inset to the chimney breast, picture rails and ceiling cornicing. Central heating radiator and a window to the front elevation.

### Dining Kitchen 16'6" x 8'9" (5.03m x 2.67m)

Fitted wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and gas hob, together with plumbing for a washing machine. Tiled flooring, a deep understairs storage cupboard, a central heating radiator, windows and a composite outer door to the rear garden.

### First Floor Landing

With access to the following rooms:

### Bedroom 1. 13'3" x 11'10" (4.04m x 3.61m)

With stripped and polished floorboards, a focal cast iron fireplace to the chimney breast, deep storage cupboard, central heating radiator and a window to the front elevation.

### Bedroom 2. 12' x 8'3" (3.66m x 2.51m)

Stripped and polished floorboards, a central heating radiator and a window to the rear.

### House Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Stripped and polished floorboards, an airing cupboard and a window to the rear elevation.

### Outside

The property stands within well stocked gardens to the front and rear elevations with the rear also enjoying a useful stone built outhouse store.

### Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: On Street

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband



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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 C. 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

### 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.



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### 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

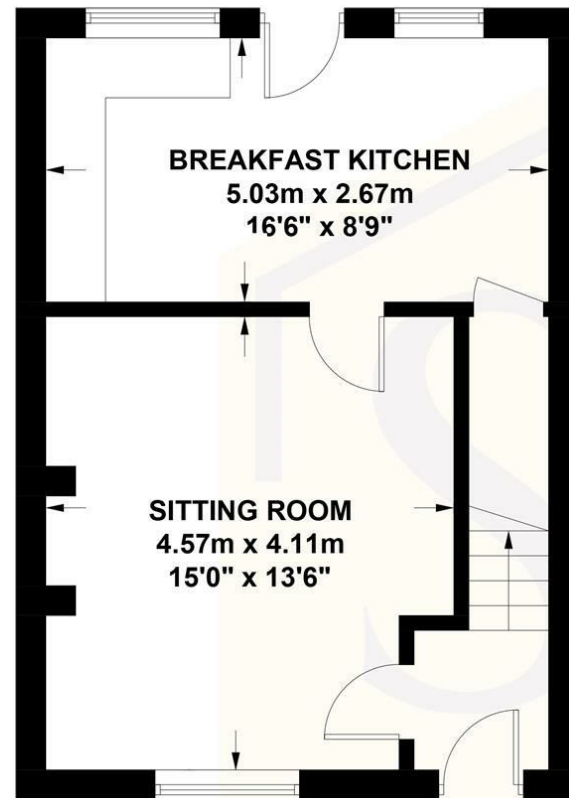
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



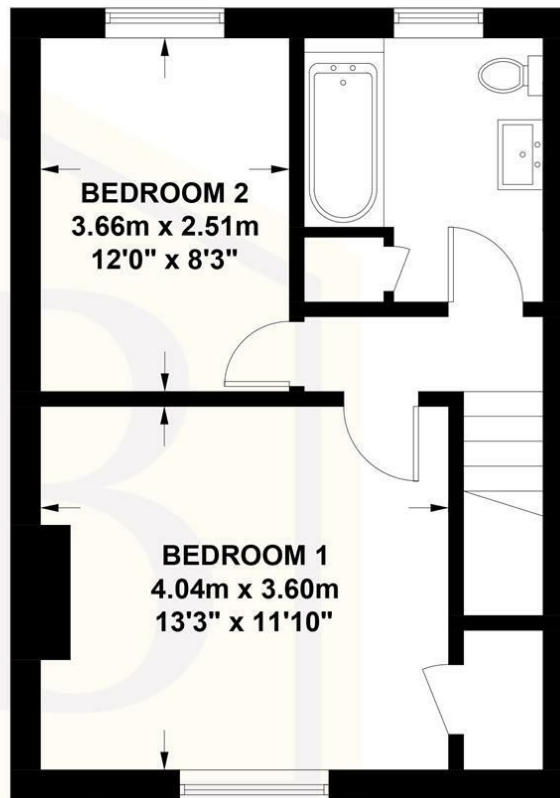
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



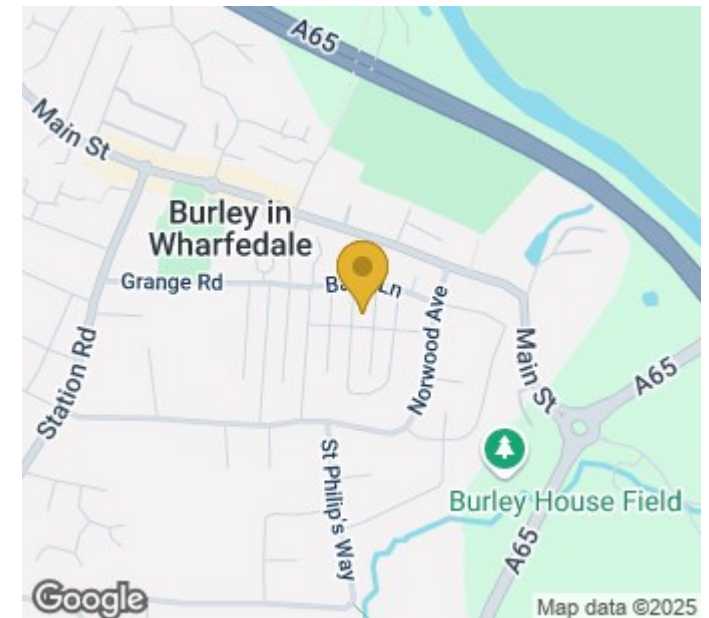
GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>55</div>	<div>88</div>
(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			
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  
E: [info@shanklandbarracclough.co.uk](mailto:info@shanklandbarracclough.co.uk)  
W: [www.shanklandbarracclough.co.uk](http://www.shanklandbarracclough.co.uk)

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