

SUMMER MANOR

BURLEY IN WHARFEDALE



McCARTHY STONE

Life, well lived

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Wharfedale

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Home

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ENJOY RELAXED VILLAGE LIVING.

Nestled in the Wharfedale Valley on the edge of the magnificent Yorkshire Dales, this former cotton mill village has much to offer. A friendly community. Outstanding natural beauty. Good travel connections. Burley in Wharfedale would be a delightful place to call your home.

FIND YOUR HAPPY PLACE IN BURLEY IN WHARFEDALE.

Summer Manor is just 0.4 miles from the village centre and a great location to enjoy countryside views on your doorstep. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



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LIVE LIFE YOUR WAY.

Summer Manor is ideally placed to help you get the most out of this picturesque village and beautiful surrounding area.

The village centre is a short stroll or 1-minute bus ride. Here you'll find a Co-op for your everyday essentials and a host of independent shops, from a family-run butchers and deli to a chemist and hairdresser. There's also a GP surgery, post office and a library.

The village has a thriving café culture with a variety of venues for morning coffee or afternoon tea. There's a selection of restaurants and pubs too. You can sample craft beers and fine wine at The Burley Tap.

A short drive from the village provides a wealth of pubs and restaurants. Otley (2 miles) hosts a popular farmers market once a month. Bettys Tea Room in Ilkley (3 miles) is also a renowned favourite.

With a host of activities, you'll never be short of something to do. From art to Zumba, there's a wide range of regular activities on offer. There's a community theatre group that puts on the

annual panto in Queens Hall, and friendly bowls club at Grange Park, in the centre of the village. Every year there's a Christmas market and summer festival, with a scarecrow trail, classic car exhibition and various acts.

Ramblers will be spoilt for choice by the numerous walks and trails around the area, including river routes to Burley Stepping Stones. Further afield, you can enjoy a day's walking at the Fewston Reservoir, East Riddlesden Hall in Keighley, and the RHS gardens at Harlow Carr in Harrogate. The famous Ilkley Moor is a short drive away.

Buses from the village can take you to Otley and Ilkley, with onward connections to Harrogate and York. The train station is a short walk, linking you directly to Leeds or Bradford. For further travel, Leeds Bradford Airport is just 7 miles away.

McS

A65

WEST TER

A66

MAIN STREET

3
2
5

6

1

14

15

MAIN ST

STATION ROAD

4

12

13

7

9

10

STATION ROAD

11





SUMMER MANOR

McS Summer Court,
Burley in Wharfedale,
West Yorkshire
LS29 7NA

MAP KEY.

- 1 Queens Hall, hosts events and groups
- 2 Snooti & Gouti,
Hairdressers and beauty salon
- 3 Cohens Chemist/Pharmacy
- 4 Burley Dental Suit
- 5 Mark Spauls Butchers
- 6 Wharfedale Deli
- 7 Library
- 8 Co-Op (Convenience Store)
- 9 Grange Park (Bowling Club in park)
- 10 Grange Park Surgery
- 11 Railway Station
- 12 St Mary's Parish Centre
- 13 Post Office & convenience store
- 14 Gift/bed/furniture shop
- 15 Waste Shop
(environmentally friendly refill centre)



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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STYLISH DESIGN, INSIDE AND OUT.

As you approach Summer Manor, you'll immediately appreciate the thoughtful features, blending traditional and modern design. The addition of white render and grey pitched roofing provide an overall clean and stylish look.

This thoughtful approach continues through into the stylish entrance, which offers a warm welcome to homeowners, friends and family members alike. From here you can walk further on to discover the social hub of the development, the communal lounge.

This elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Step through the patio doors and you'll find yourself in a seating area with an eye-catching pergola — a wonderful spot for socialising or soaking up some sun during the warmer months. From here you can walk to admire the gardens, which provide interest throughout the seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you.











MORE FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities*.

HOUSE MANAGER

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

PARKING*

Spaces available for purchase.

MOBILITY SCOOTER ROOM

An easily accessible space available where mobility scooters can be charged safely and securely.

*Additional charges apply. Subject to availability.





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MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Summer Manor is no exception.

Comprising 42 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

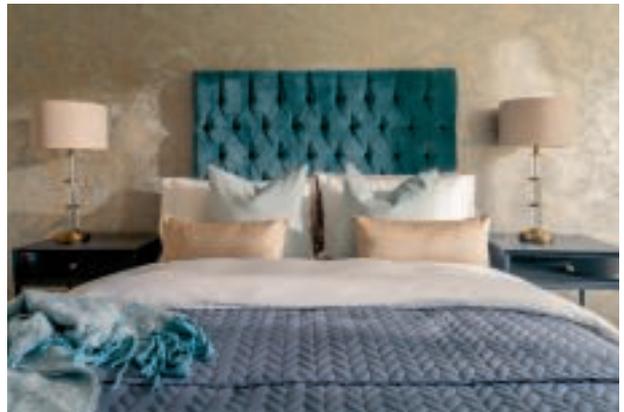
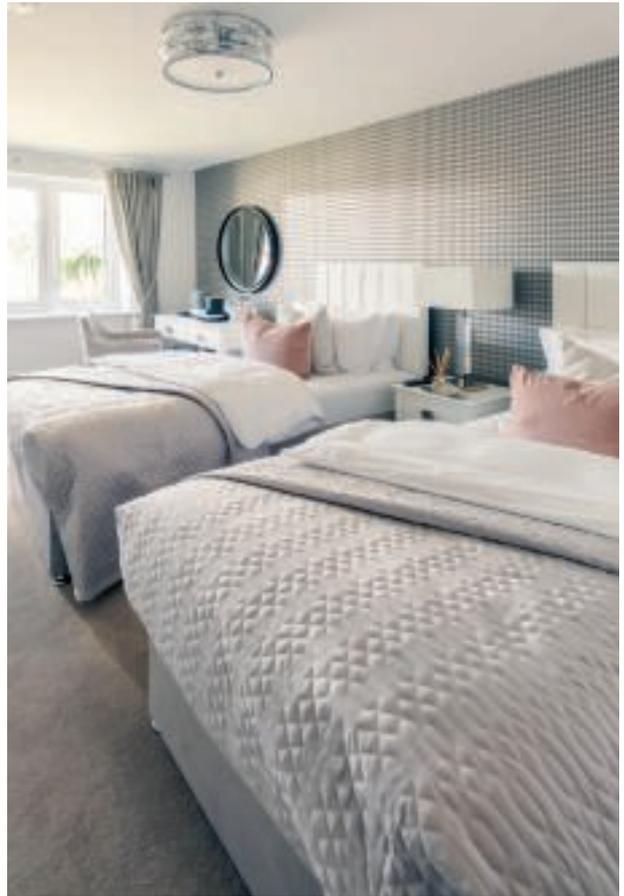
Whether you are purchasing or renting your apartment at Summer Manor, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.







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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments.
- Shelf and fitted hanging rail to wardrobe in master bedrooms
- Television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky Q connection point in living room*



KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two-bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer



HEATING AND FINISHES

- Electric panel warmers
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. *Sky Q subject to Sky subscription.



**“NEW ADDRESS,
NEW ADVENTURE.
THERE’S NOTHING
OLD ABOUT ME.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Summer Manor, Burley in Wharfedale.

**CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk)
SUMMER-MANOR**

A large print version of this brochure is available on request.

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May 2023



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/summer-manor

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