



Rear Elevation

Southway, Manor Park, Burley in Wharfedale
Asking Price: £599,950

DaleEddison
Estate Agents & Chartered Surveyors
ILKLEY • OTLEY • GUISELEY • SILSDEN • SKIPTON



Four Winds

19 Southway, Manor Park
Burley in Wharfedale
LS29 7HJ

AN INDIVIDUAL DETACHED HOME OF GREAT CHARACTER STANDING WITHIN PRIVATE GROUNDS OF APPROXIMATELY 0.7 OF AN ACRE AND INCLUDING A SECLUDED WOODLAND WITH A RIVER FRONTAGE

Occupying a truly outstanding location directly adjoining open fields and with long distance views over Wharfedale, Four Winds comprises a spacious family home of great character dating from the 1930s. The property incorporates a generous central hallway, a large dining room, superb sitting room and an open plan kitchen with adjoining dining area on the ground floor whilst at first floor level there are two good sized bedrooms, a bathroom and shower room. The accommodation is completed by an impressive studio room on the second floor, complete with a separate bathroom area. A particular feature of the property is the lovely private garden which extends to about 0.7 of an acre and includes a woodland area with a frontage onto the River Wharfe, complete with fishing rights.



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. A commuter rail service to Leeds/Bradford city centres and 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 and the Yorkshire Dales National Park are only a short drive away.

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

GROUND FLOOR

ENTRANCE VESTIBULE With a PVC double glazed entrance door and a window to the side of the property.

CLOAKROOM With a wash basin and low suite wc. Fitted wall mirror.

CENTRAL HALLWAY With a laminate floor and under stairs store cupboard.

DINING ROOM 19' 2" x 16' 0" (5.84m x 4.88m) With a moulded ceiling cornice and two wall light points.

SITTING ROOM 16' 10" x 15' 0" (5.13m x 4.57m) With windows to two sides enjoying spectacular views over Wharfedale. Extensive fitted book shelves. Ceiling cornice.

BREAKFAST ROOM 15' 0" x 11' 8" (4.57m x 3.56m) With views across Wharfedale. Laminate floor and recessed spotlights.

ADJOINING KITCHEN 12' 6" x 8' 4" (3.81m x 2.54m) With a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant working surfaces. Ceramic tiled walls. Provision for an electric cooker and plumbing for a dishwasher. Recessed spotlights. Door giving internal access to the garage.

FIRST FLOOR

LANDING

BEDROOM 14' 3" x 12' 0" (4.34m x 3.66m) With fitted wardrobes.

ADJOINING DRESSING AREA 10' 7" x 6' 6" (3.23m x 1.98m) With twin recessed mirror fronted wardrobes.

BEDROOM 15' 2" x 9' 5" (4.62m x 2.87m) With fitted wardrobes and a bedside cabinet. Dressing table.

BATHROOM With a roll top bath having a hand held shower and a pedestal wash basin. Ceramic tiling to the floor and walls. Heated towel rail and airing cupboard.

SHOWER ROOM With a tiled shower cubicle, low suite wc and a wash basin with a cupboard beneath. Ceramic tiling to the floor and walls. Recessed spotlights and heated towel rail.

SECOND FLOOR

LANDING

SUPERB STUDIO BEDROOM 14' 7" x 11' 6" (4.44m x 3.51m) With three velux roof light windows.

ADJOINING BATHROOM AREA 11' 8" x 9' 4" (3.56m x 2.84m) With a panelled bath, wash basin with a tiled surround and a heated towel rail. Recessed cupboard.

SEPARATE LOW SUITE WC







OUTSIDE

DOUBLE GARAGE 24' 2" x 17' 0" (7.37m x 5.18m) With an electrically operated roller door. Stainless steel sink unit. Door leading to the rear garden.

There is additional off road parking in the tarmacadam driveway leading to the garage.

GARDENS Four Winds stands within impressive grounds extending to about 0.7 of an acre. Immediately to the rear of the property is a lovely private and principally lawned garden directly adjoining open fields. The garden leads to a mature wooded area with a frontage onto the River Wharfe complete with fishing rights. Timber store. Aluminium and glazed greenhouse.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. Telephone 01943 817642.

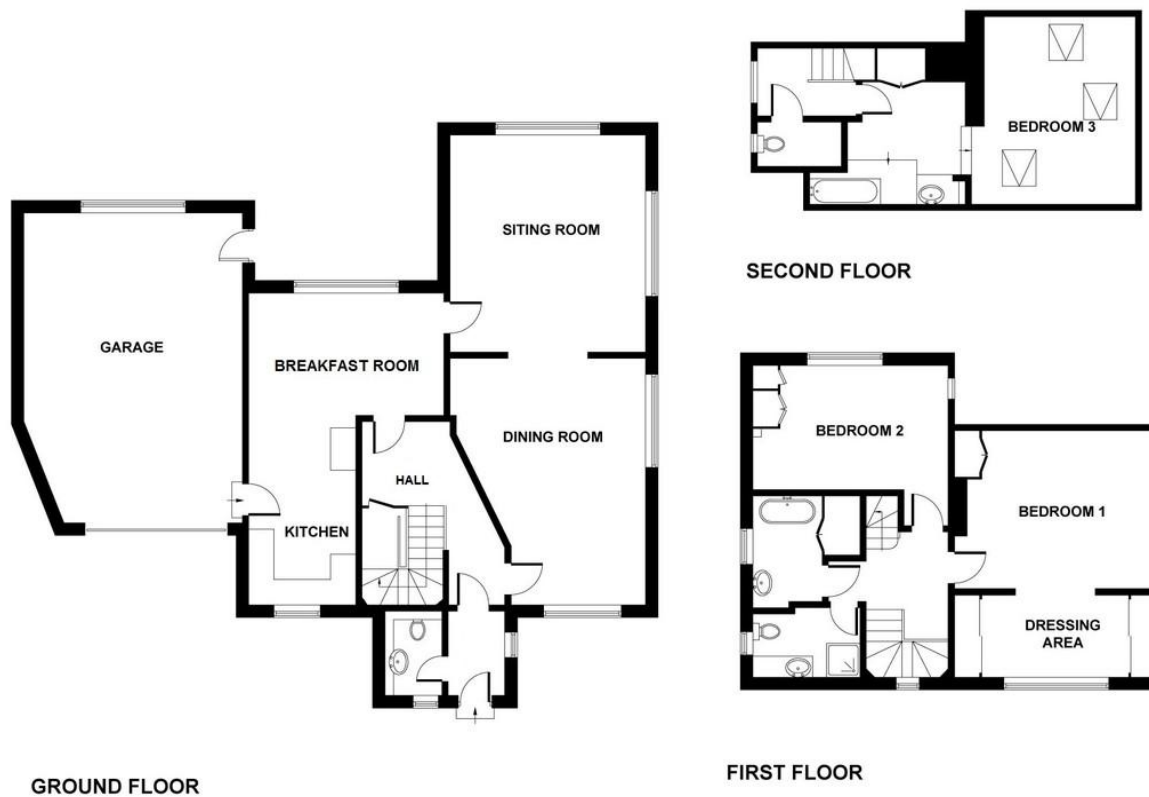
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

TENURE We understand the property is Freehold.

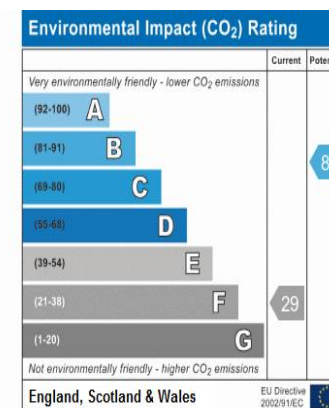
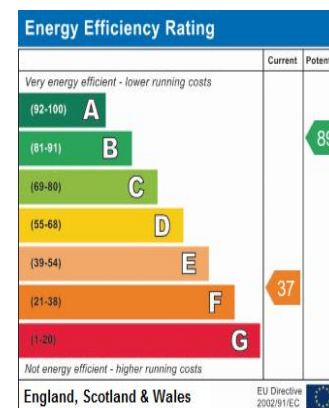
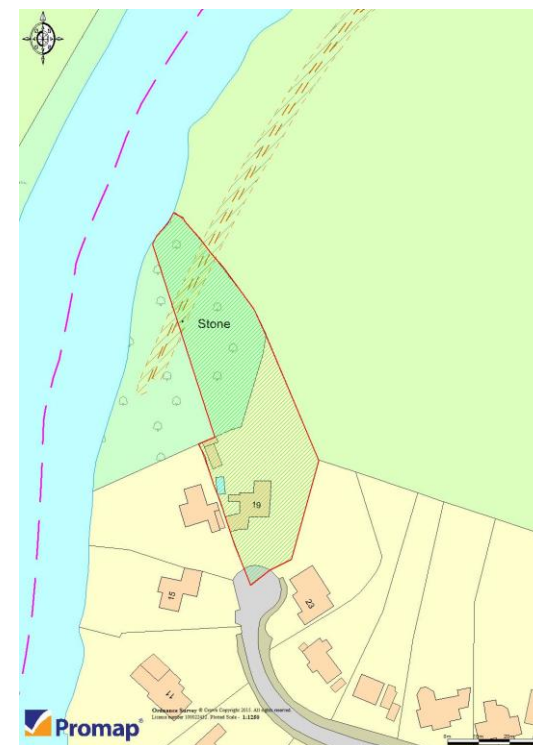
LOCATION From Dale Eddison's Ilkley Office, proceed down Brook Street and turn right at the traffic lights into Leeds Road. Continue on the A65 Leeds Road for about two miles leaving Ilkley and passing Ben Rhydding Sports Club on the left hand side. As you approach Manor Park, take the first turning left into Southway. At the T junction bear left and Four Winds can be found on the right hand side at the head of the cul de sac.





FOUR WINDS, 19 SOUTHWAY

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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