



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Langford Lane, Burley In Wharfedale, Ilkley, LS29

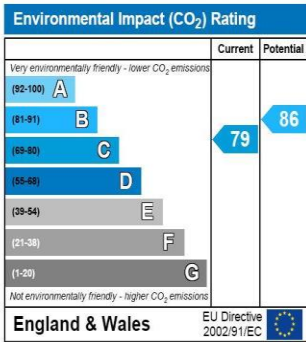
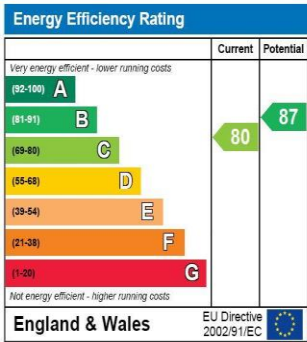


# Langford Lane, Burley In Wharfedale, Ilkley, LS29

Offers in excess of : £550,000

A fantastic opportunity to buy a beautifully presented, contemporary townhouse in a sought after central village location. The property offers excellent family accommodation of good proportions with quality fixtures and fittings, to include a living room, dining kitchen and play room on the ground floor. There are four double bedrooms, two with en suites and a family bathroom, arranged over the first and second floors. There is an enclosed garden to the rear, off street parking and a garage. Viewing is highly recommended, offered to the market chain free.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, a post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with commuters, and there are bus services to Otley and also Harrogate. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants and bars.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 4-5 Crescent Court, Brook Street, Ilkley, LS29 8DE | 01943 660 500  
Ilkley@hunters.com | www.hunters.com

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## ACCOMMODATION

Timber front entrance door with double glazed panels leads into:

### ENTRANCE HALL

Amtico flooring, telephone point, under-stairs cupboard, radiator.

### CLOAKROOM

Low level WC, pedestal wash basin, continuation of Amtico flooring, extractor fan, radiator.

### LIVING ROOM

*5.31m (17' 5") x 4.01m (13' 2")*

Timber framed double glazed bay window to front, wall mounted contemporary fire, TV point, two radiators.

### DINING KITCHEN

*6.40m (21' 0") x 3.58m (11' 9")*

Timber framed double glazed windows to front and side, range of kitchen units at base and wall level with granite work surface, stainless steel sink, six ring gas hob with stainless steel extractor hood over, range style cooker, AEG integral microwave, dishwasher, washing machine, wine chiller, fridge freezer, Amtico flooring, inset ceiling spotlights, radiator.

### PLAY ROOM

*3.89m (12' 9") x 3.23m (10' 7")*

Timber framed double glazed window to rear, door leads out to garden, TV point, alarm keypad, radiator.

From the entrance hall, staircase leads up to:

### FIRST FLOOR LANDING

Velux window, timber framed double glazed window to front, airing cupboard, radiator.

### MASTER BEDROOM

*6.35m (20' 10") x 3.58m (11' 9")*

Timber framed double glazed window to rear, two fitted wardrobes, radiator.

### EN SUITE

Timber framed double glazed opaque window to rear, double ended bath, fully tiled shower enclosure, pedestal wash basin, low level WC, chrome towel ladder, cupboard housing boiler, part tiled walls, inset ceiling spotlights, extractor fan.

### BEDROOM TWO

*4.01m (13' 2") x 3.99m (13' 1")*

Timber framed double glazed window to front, radiator.

### EN SUITE

Timber framed double glazed opaque window to side, fully tiled shower enclosure, low level WC, pedestal wash basin, extractor fan, part tiled walls, inset ceiling spotlights, chrome towel ladder.

From the first floor landing, staircase leads up to:

### SECOND FLOOR LANDING

Velux window, radiator.

### BEDROOM THREE

*4.37m (14' 4") x 3.84m (12' 7")*

Timber framed double glazed window to front, fitted wardrobe, loft access, radiator.

### BEDROOM FOUR

*4.37m (14' 4") x 3.99m (13' 1")*

Two Velux windows, radiator.

### HOUSE BATHROOM

Velux window, bath with shower over, low level WC, pedestal wash basin, extractor fan, inset ceiling spotlights, chrome towel ladder.

### OUTSIDE

To the front of the property there is a tarmacadam parking area and attractive lawned area. To the side, gates lead to a further driveway, detached garage and an enclosed garden to the rear.

## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

### LETTINGS \* INVESTMENT \* MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to you individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

### VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01943 660 500

### OPENING HOURS:

Monday - Friday: 09:00 - 17.30

Saturday: 9.30 - 17:00

Sunday: viewings by appointment only

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

# Rusby Beck Court, LS29

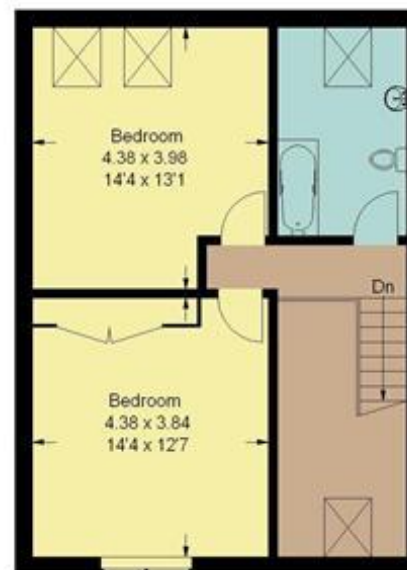
Approximate Gross Internal Area  
 Ground Floor = 72.2 sq m / 777 sq ft  
 First Floor = 67.1 sq m / 722 sq ft  
 Second Floor = 57.2 sq m / 616 sq ft  
 Total = 196.5 sq m / 2115 sq ft




Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID251415)







