



Maria Street | | Burley In Wharfedale | LS29 7JA

Asking price £185,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

10 Maria Street |  
Burley In Wharfedale | LS29 7JA  
Asking price £185,000

An attractive stone built end terrace house, now in need of some modernisation and improvement, occupying a very convenient location in a popular and established neighbourhood close to the village centre.

The property includes a sitting room and kitchen on the ground floor whilst at first floor level there are two bedrooms and a bathroom. There is a small lawned garden with a timber garden shed to the rear.

- Attractive Stone Built End Terrace House
- Popular Neighbourhood Close To Village Centre
- Sitting Room
- 2 Bedrooms
- Council Tax Band A
- In Need Of Some Updating
- Gas Central Heating & Double Glazing
- Kitchen
- Bathroom
- EPC Rating D

#### GROUND FLOOR

##### Sitting Room

13'11 x 12'04 (4.24m x 3.76m)

Has a composite + glazed door as well as cupboards built into the recess. Includes a tiled half and a window to the front of the property.

##### Kitchen

10'09 x 9'05 (3.28m x 2.87m)

Includes built in shelves and hooks, a stainless steel sink and drainer. An under stairs storage cupboard and a window to the rear. A glazed door to the rear. Has space for a gas oven.

#### FIRST FLOOR

##### Bedroom One

13'11 x 12'07 (4.24m x 3.84m)

Double bedroom with window to the front of the property



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### Bedroom Two

9'04 x 6'04 (2.84m x 1.93m )

Single bedroom with a window to the rear.

### Bathroom

Has a pedestal wash basin, bath, W.C housing for a boiler and a window to the rear of the property.

### Garden

Access through the backdoor, Includes a garden shed.

### Estate Agents Act 1979

In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of relatives of a director of Tranmer White Ltd.

### Burley in Wharfedale

Burley in Wharfedale is the quintessential Yorkshire village, situated just 3 miles from Ilkley town centre and 13.5 miles from Leeds City centre. Located towards the top of the village, the train station provides regular links to Leeds, Bradford and London. The village itself features a wonderful blend of amenities from coffee shops, a local cooperative, library, doctors surgery and play park. There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's Harry Brook. With the backdrop of the Moors and the River Wharfe being a prominent feature, it really is a fabulous setting for walks, adventure and raising a family.

### Council Tax

City of Bradford Metropolitan District Council Tax Band A

### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

### Please Note

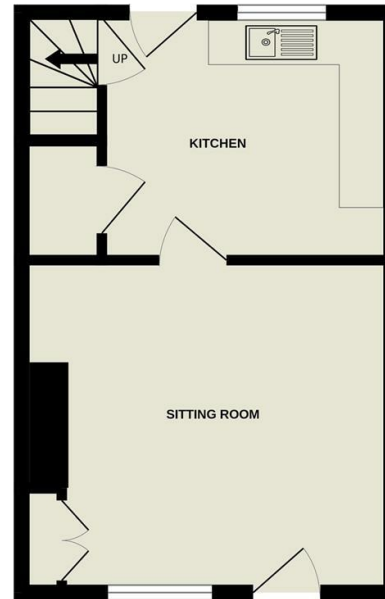
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

### Tenure

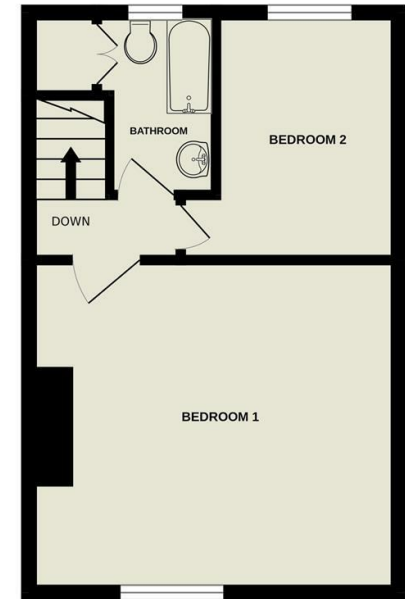
We are informed by the client/s that the property is Freehold.



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

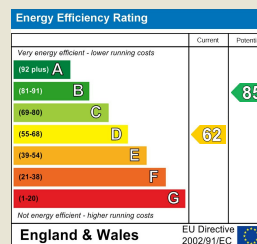


FIRST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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