





14 HILL CRESCENT, BURLEY IN WHARFEDALE LS29 7QG

Asking price £375,000

FEATURES

- 1930's Mature Semi Detached Bungalow In A Highly Sought After Neighbourhood
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Two Good Sized Double Bedrooms
- Living Room With A Bay Window Open To A Dining Area & An Adjacent Kitchen
- House Bathroom Fitted With A Three Piece Suite Including A Corner Shower Cubicle
- Delightful Gardens To The Front And Rear
- Driveway Parking And A Detached Single Garage
- EPC Rating D / Tenure Freehold / Council Tax Band D

2 1 1 D

SHANKLAND BARRACLOUGH ESTATE AGENTS

2 Bedroom Bungalow - Semi Detached located in Burley In Wharfedale

Nestled in the charming neighbourhood of Hill Crescent, Burley In Wharfedale, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. With a generous 799 square feet of living space, the property features two well-proportioned double bedrooms, a welcoming living room and dining area, with the kitchen adjacent and a bathroom, currently fitted with three piece suite including a walk in shower, making it an ideal home for couples, small families, or those looking to downsize.

Built in the 1930s, this mature bungalow exudes character and warmth, set within a highly attractive and sought-after area. The property is conveniently located within easy walking distance of the train station, providing excellent transport links for commuters or those visiting or shopping in Leeds, Bradford or Ilkley. Additionally, the stunning countryside walks nearby offer a wonderful opportunity for outdoor enthusiasts to explore the natural beauty of the region.

The bungalow boasts neat gardens to both the front and rear, providing a lovely outdoor space to enjoy. The driveway provides private off road parking, complemented by a detached single garage, ensuring ample space for your vehicles and storage needs.

One of the standout features of this property is the good-sized loft space, which presents an exciting opportunity for expansion. Many neighbouring bungalows have successfully transformed their lofts into additional living areas, subject to obtaining the necessary planning approvals.

Offered with the advantage of no onward chain, this bungalow is ready for you to make it your own. Whether you are seeking a peaceful retreat or a home with potential for growth, this property is not to be missed. Embrace the opportunity to live in a wonderful community, surrounded by both convenience and natural beauty.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley

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, a 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 Moor, 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 Hallway
This central hallway has a door to the front elevation with two leaded windows inset, a central heating radiator and access to the following rooms:

Living and Dining Room 23'10" x 10'11" (7.26m x 3.33m)
A good sized reception room having a feature bay window to the front elevation and a further window to the side for good natural light. Two central heating radiators and a focal fireplace.

Kitchen 11'8" x 8'7" (3.56m x 2.62m)
Fitted range of wall and base units having worksurfaces over and a sink unit inset. Space and provision for a cooker, plumbing for a washer, a central heating radiator, window to the rear and a door to the side driveway.

Bedroom 1. 13'11" x 9'8" (4.24m x 2.95m)
Central heating radiator and a window looking over the rear garden.

Bedroom 2. 13' x 10'5" (3.96m x 3.18m)
Fitted wardrobes, a central heating radiator and a window to the front elevation.

Bathroom
Fitted with a three piece suite in white that includes a corner shower cubicle, a wash hand basin to a vanity unit and a low level wc. Central heating radiator and a window to the rear.

Outside
To the front, is a tree together with a selection of shrubs and bushes. A driveway leads from the front and to the rear, with a garage (17'5" x 8'7") providing further parking or storage. The garden to the rear is privately enclosed and includes a neat lawn with well stocked mature borders.

Tenure and Services
Tenure: Freehold
All Mains Services Connected

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers at various levels. For further information please refer to: https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - Very Low
Rivers & Sea - Very Low

For up-to-date flood risk summaries on this or any property, please visit the governments website https://www.gov.uk/check-long-term-flood-risk

Council Tax
City of Bradford Metropolitan District Council Tax Band D. For further details on Bradford Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ









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.

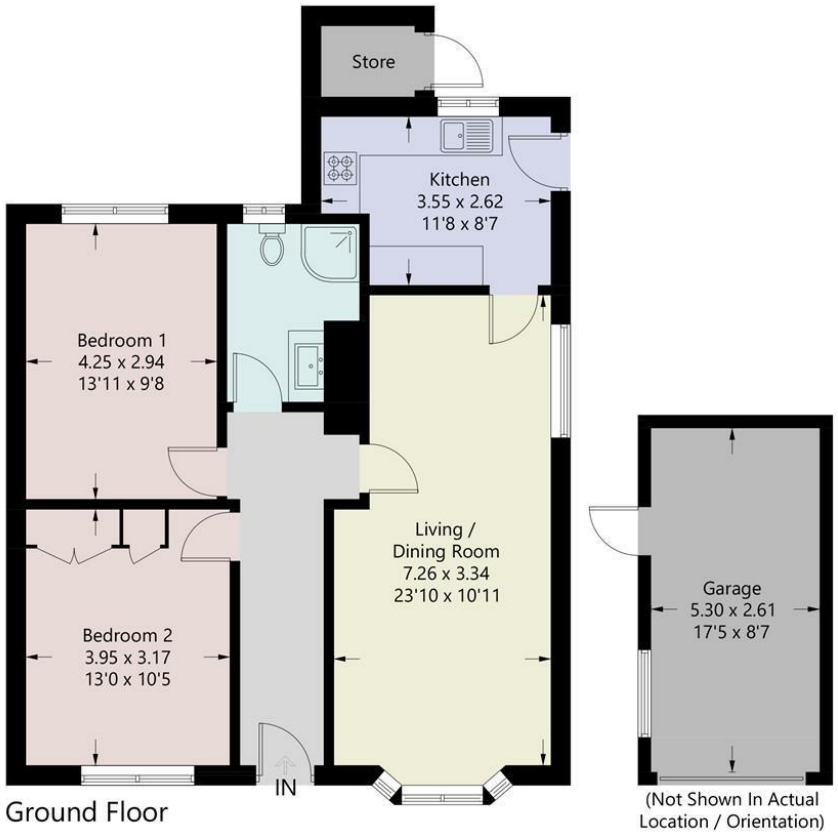
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

Hill Crescent, Burley In Wharfedale, LS29

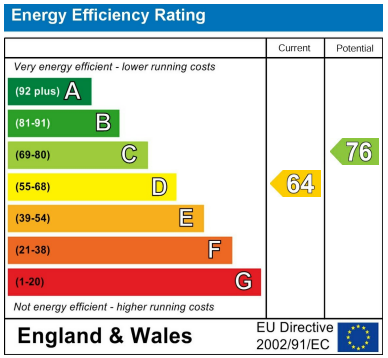
Main= 74.2 sq m / 799 sq ft
Garage =13.8 sq m / 148 sq ft
Total = 88.0 sq m / 947 sq ft
(Excluding Store)



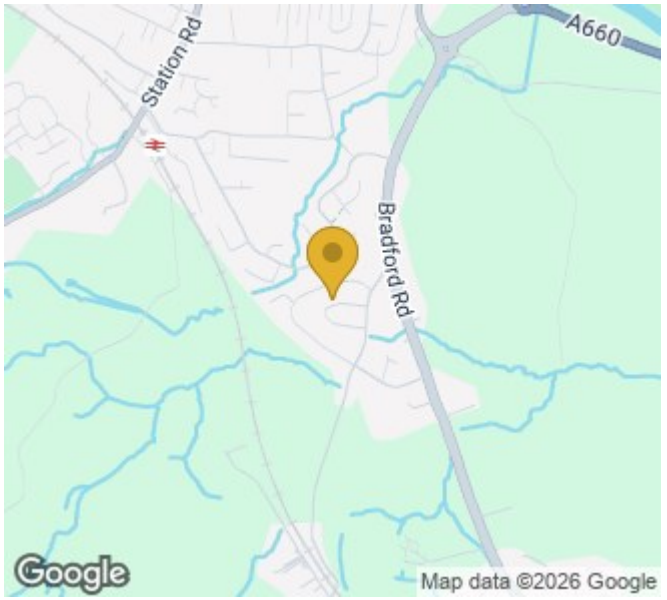
Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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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.



Call us on 01943 889010
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