



154 West Terrace | | Burley in Wharfedale | LS29 7HT

Asking price £299,950

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Key features

- Very smart mid terrace property
- Two bedrooms
- Sitting room with log burning stove
- Basement/utility space
- Planning permission for a loft conversion
- Central village location



Description

A smart two bedroome mid-terrace property situated in the highly sought-after village of Burley in Wharfedale. The accommodation is well presented throughout and has been carefully maintained by our clients, offering a comfortable and welcoming home.

The layout briefly comprises an entrance vestibule, sitting room featuring a wood-burning stove, a well-equipped dining kitchen, and a useful basement area. To the first floor are two double bedrooms and a house bathroom. Gardens to both the front and rear.

The property benefits from neutral décor throughout, complemented by recently fitted flooring, creating a light and contemporary finish.



A smart two-bedroomed mid-terrace property situated in the highly sought after village of Burley in Wharfedale.

GROUND FLOOR

Entrance vestibule

There is a composite front door opening onto a useful entrance vestibule with LVT Oak effect flooring.

Sitting Room

17'01 x 12'08

A delightful and well proportioned room with a window to the front elevation. A lovely focal point to this room is the original stone fireplace with an inset wood-burning stove on a stone hearth. Built in shelving to the recesses and Oak effect LVT flooring.

Dining Kitchen

13'11 x 12'05

The kitchen is fitted with grey Shaker-style cabinetry, complemented by polished chrome handles and quartz worktops with matching upstands. Tiling to the splash areas and under-unit lighting add both practicality and style.

A range of integrated appliances includes a Toledo Rangemaster oven, wine fridge, and dishwasher, with plumbing and space provided for a washing machine, as well as space for a tall fridge-freezer. The one-and-a-half bowl recessed sink features a mixer tap, and a cupboard houses the boiler. A window and door to the rear elevation allow natural light to flood the space, which is finished with Oak-effect LVT flooring.

LOWER GROUND FLOOR

Basement/Utility Room

12'08 x 12'04

With a stone floor, power and lights. A further store room off.

FIRST FLOOR

Landing

Access to a good sized loft area with plans passed in May 2024 to convert;

https://planning.bradford.gov.uk/online-applications/files/67678FCE55F5BF2C1DB046418D9DA231/pdf/24_00928_HOU-DECISION_NOTICE-7868564.pdf

Proposal: Rear dormer window, rooflight to front roofslope

Location: 154 Main Street Burley In Wharfedale Ilkley West Yorkshire LS29 7HT

Applicant: Alex Bates

Date Application Received: 7 March 2024

Date Application Valid: 7 March 2024

Bedroom One

12'07 x 12'04

A window to the rear elevation with fitted window seat creating a useful store facility, twin fitted wardrobes to the chimney recesses. A cast iron decorative fireplace and a further spacious storage cupboard over the stairs





**Bedroom Two**

12'09 x 9'06

With a window to the front elevation and a built in storage cupboard.

Bathroom

9'05 x 7'02

A smart bathroom suite comprising a bath with a shower over, WC and pedestal wash basin. Wood effect tiled flooring with under floor heating. A window to the front elevation, tiling to the splash areas and spotlights to the ceiling.

Garden

To the front of the property there is a smart frontage providing a low maintenance garden area with a log store and an established beech hedge. To the rear of the property there is a courtyard style enclosed garden and a raised decked area. Neighbours have access to the rear of the property, this is rarely used except for window cleaning access.

Parking

On road parking and there is also a residents car park where permits currently costing £70.00 per annum.

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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

Council Tax

City of Bradford Metropolitan District Council Tax Band

Please Note

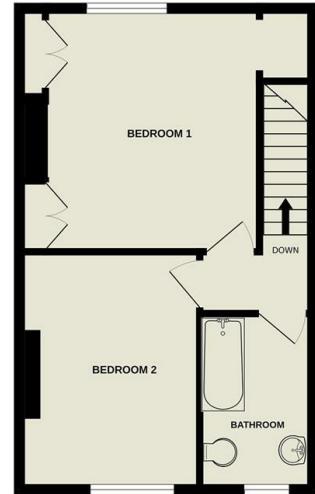
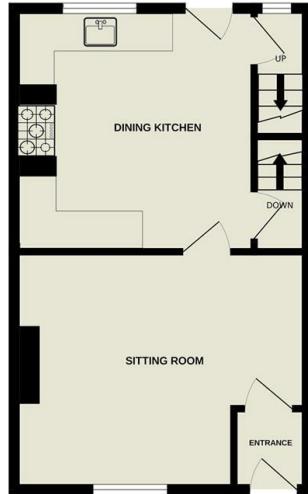
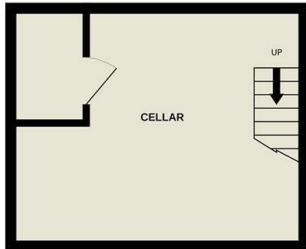
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

Floor plans

BASEMENT
215 sq.ft. (20.0 sq.m.) approx.

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

FIRST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1056sq ft. (98.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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