



69A Main Street, Burley in Wharfedale, LS29 7DG
Guide Price £285,000

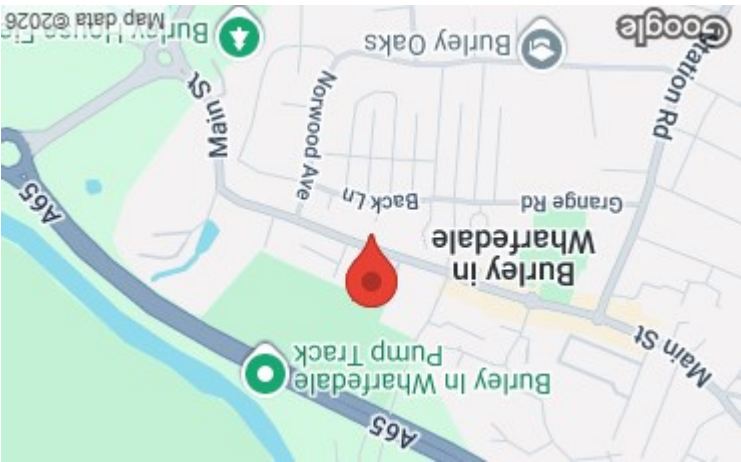
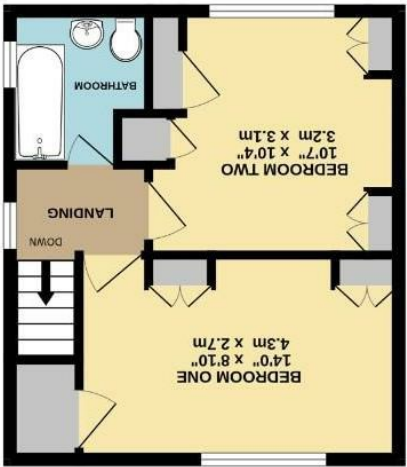
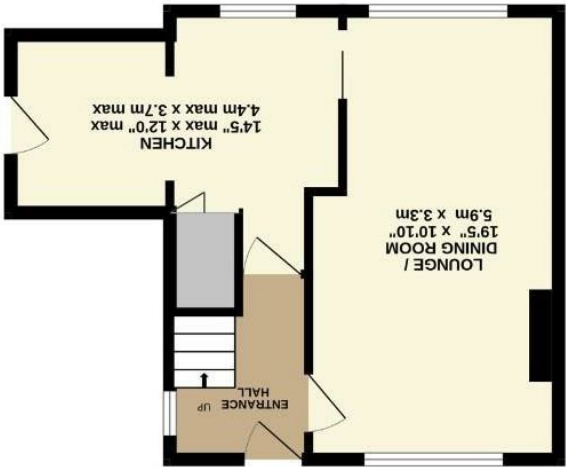








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GROUND FLOOR

Entrance Hall

A uPVC entrance door opens into a small hall with doors opening into the lounge and kitchen. A carpeted staircase leads to the first floor of the property, a double glazed window to the side elevation allows natural light.

Lounge / Dining Room

19'4" x 10'9" (5.9 x 3.3)

A good sized room with double glazed windows to both front and rear, carpeted flooring and radiator. Door into:

Kitchen

14'5" x 12'1" (4.4 x 3.7)

With a range of fitted cupboards and drawers with laminate worksurfaces and tiling to splashbacks. Stainless steel sink and two drainers with mixer tap beneath a double glazed window to the rear. Vinyl flooring, radiator, uPVC door to side elevation leading out to the garden.

FIRST FLOOR

Landing

A carpeted staircase leads to the first floor landing, where doors open into two bedrooms and the three-piece house bathroom. Double glazed window to the side of the property.

Bedroom One

14'1" x 8'10" (4.3 x 2.7)

A double bedroom to the front of the house with carpeted flooring, radiator and double glazed window. Fitted wardrobes.

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

A second bedroom to the rear of the property with carpeted flooring, double glazed window and radiator. Fitted wardrobe.

Bathroom

A three-piece bathroom with low level W.C., pedestal handbasin and panel bath. Obscure double glazed window, laminate flooring.

OUTSIDE

Gardens

The property is well set back from the road behind smart

hedging and low stone walling with a well stocked front garden with a range of shrubs, plants and lawned area. A pathway leads to the entrance door and a paved pathway leads round to the rear, where one finds a level lawn bound by smart fencing. A gate leads out to the rear.

Garage

20'0" x 9'10" (6.1 x 3.0)

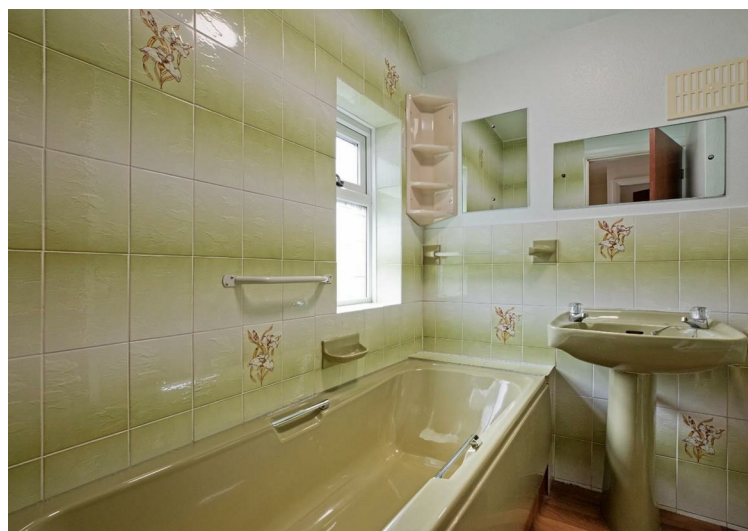
A separate, single garage with up and over.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- ***No Onward Chain***
- Two Bedroom Semi Detached House
- Now In Need Of A Degree Of Modernisation
- Spacious Lounge With Windows To Front And Rear
- Kitchen With Access To The Garden
- Gardens To Both Front And Rear
- Single Garage
- Convenient Central Village Location
- Walking Distance To Train Station And Schools
- Council Tax Band A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	