Hall Drive | | Burley in Wharfedale | LS29 7LP

Asking price £625,000

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66 Hall Drive |
Burley in Wharfedale | LS29 7LP
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An exceptional detached bungalow, beautifully appointed and finished to an exacting standard throughout, offering an impressive blend of contemporary elegance and versatile living accommodation.

Enjoying a commanding elevated position within one of the area's most desirable and highly regarded residential settings, this outstanding home is conveniently situated just a short stroll from the village centre of Burley in Wharfedale and its excellent rail connections.

Thoughtfully designed and impeccably presented, the accommodation briefly comprises a welcoming entrance porch leading into a spacious central reception hallway, an elegant sitting room, and a stunning open-plan living dining kitchen, creating the perfect environment for both everyday living and entertaining. There is a stylish contemporary shower room, a generous double bedroom with luxurious en-suite shower facilities, and a further versatile bedroom which could equally serve as a home office or study.

Occupying the first floor is a magnificent principal bedroom suite, enjoying a wonderful sense of privacy and complemented by a separate WC and wash basin.

Externally, the property is approached via a substantial driveway and is set within beautifully landscaped gardens, thoughtfully designed to provide attractive outdoor spaces throughout the seasons. A detached double garage further enhances the practicality of this remarkable home.

- Three Bedrooms
- Sitting room
- Generous gardens
- Principal Suite
- Detached house
- Large living/dining/kitchen area
- Two shower rooms
- Detached garage

GROUND FLOOR

Front Porch
An inviting entrance porch with a composite door, window to the front and luxury vinyl tile effect floor covering.

Central Hall Area
With steps to the first floor and a useful understairs cupboard.

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Sitting Room
15'10 x 11'10 (4.83m x 3.61m)
With a window to the front providing attractive views and spotlights.

Study/Occasional Bedroom
11'10 x 10'10 (3.61m x 3.30m)
With wood effect flooring, a window to the front and spotlights, this versatile room can be used as either a study or an additional bedroom.

Living Dining Space
17'09 x 11'10 (5.41m x 3.61m)
With luxury vinyl tiled flooring, windows and French doors to the rear and featuring a wall mounted coal effect gas fireplace.

Open Plan Dining/Kitchen
21'08 x 9'10 (6.60m x 3.00m)
The kitchen comprises a range of base and wall cabinets with solid wood worktops and further coordinating tops, one and a half bowl sink, spotlights and a larder cupboard with power sockets. Appliances include a dishwasher, fridge, freezer, Range cooker, 5-ring-hob with extractor fan and hood over. This open plan space has luxury vinyl tile flooring, spotlights, a door to the side and a window, bi-fold doors to the rear flooding the space with natural light.

Bedroom
11'07 x 8'01 (3.53m x 2.46m)
With a window to the rear.

Ensuite
Comprising a shower cubicle, WC, vanity sink, tiled walls, wood effect flooring and a window to the front.

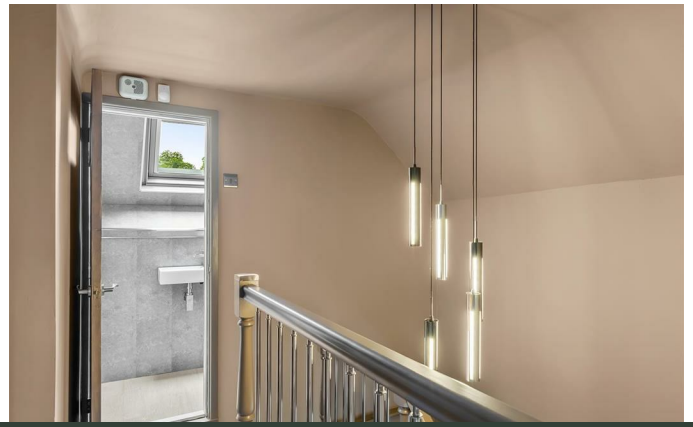
Family Shower Room
8'10 x 7'11 (2.69m x 2.41m)
The main bathroom has a window to the side, WC, vanity unit, double walk in shower, towel rail, wood effect flooring and spotlights.

FIRST FLOOR

Principal Bedroom
13'04 x 13'03 (4.06m x 4.04m)
This spacious principal bedroom is flooded with natural light from a dormer to the front and Velux window to the rear, providing stunning views. The bedroom has built in full wall of wardrobes, a dresser/drawers and side cabinets, providing ample storage. The room also has eves access and spotlights.

Separate WC
Comprising a WC, wash basin, store cupboard and a Velux window.

OUTSIDE



Double Garage
17'05 x 17'02 (5.31m x 5.23m)
This garage has an electric up and over door, full height roof and a side window and door. There is also plumbing for a washing machine, space for a dryer and one and a half stainless steel sink and drainer creating a useful utility space.

Parking
To the side of the property there is ample paved parking, with gated access for security and an electric pod charging point.

Rear Garden
This beautifully maintained rear garden has been thoughtfully designed for both entertaining and relaxation. A block-paved seating area leads to a further paved patio, with steps ascending to a level lawned garden. The generous lawn is complemented by a decked area and a charming circular timber hut featuring a central fireplace, creating a unique space for year-round enjoyment. Mature and well-tended planting, an outside tap, and a garden shed.

Front Garden
Lawned with mature shrubs and trees, and a block paved path leading to the front door.

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.

Council Tax
City of Bradford Metropolitan District Council Tax Band

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.

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

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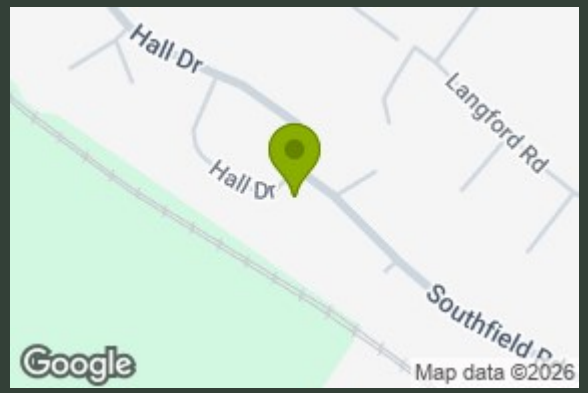

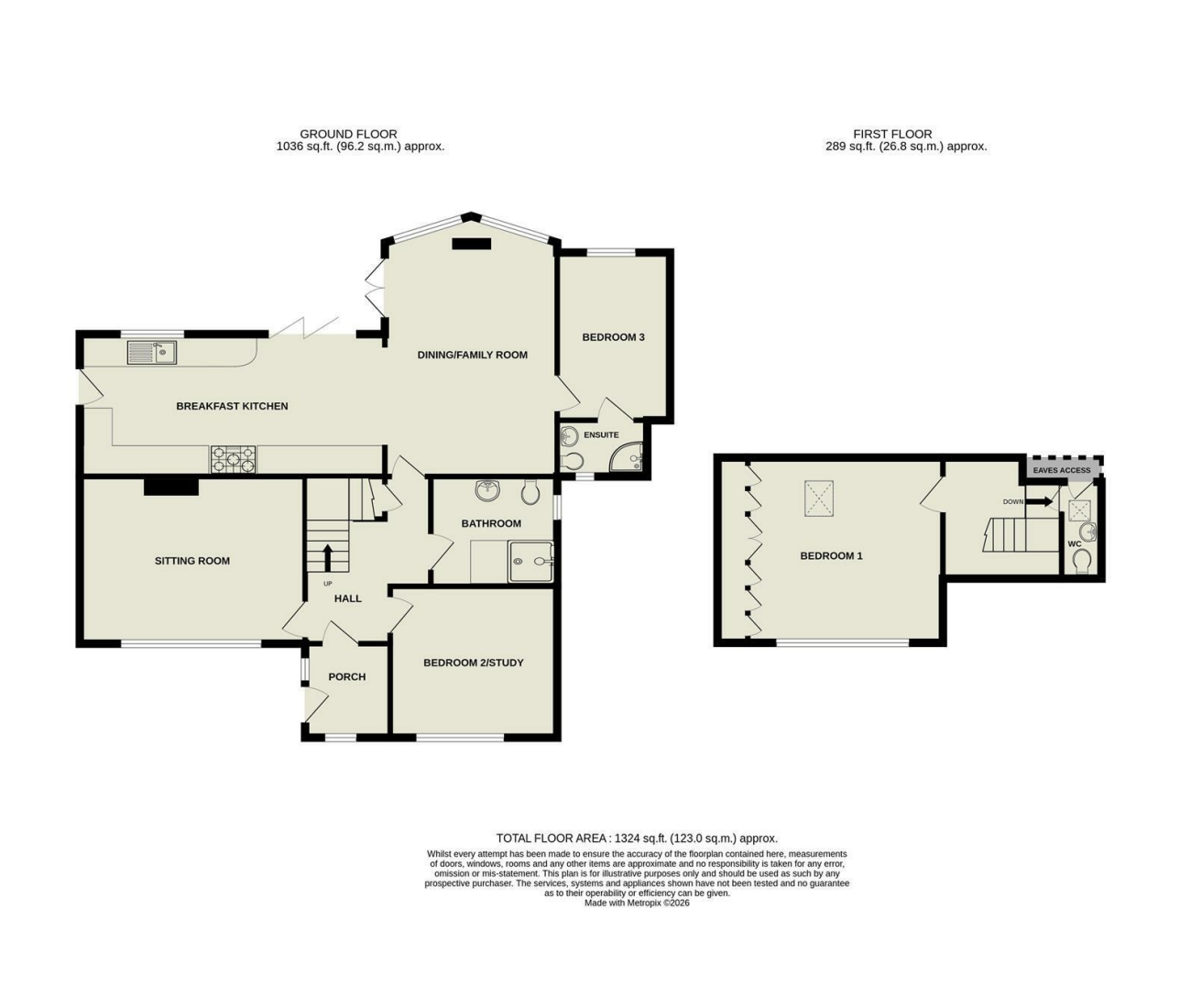

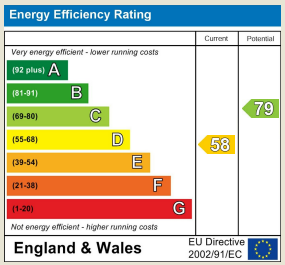

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