



Kendor Cottage

Thornton Street | | Burley in Wharfedale | LS29 7JD

Asking price £199,500

TW | **TRANMER
WHITE**
Trusted Estate Agents

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Burley in Wharfedale | LS29 7JD

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Kendor Cottage comprises a traditional stone terrace house offering well proportioned accommodation in need of a degree of updating. The property is located in a popular and mature neighbourhood within a short stroll of the village centre. The property, which has double glazing and gas central heating, includes a sitting room and fitted kitchen on the ground floor whilst at first floor level there are two bedrooms and a bathroom.

- Attractive Stone Terrace Cottage
- Gas Central Heating & Double Glazing
- Dining Room
- Bathroom
- EPC Rating C
- Popular Neighbourhood Close To Village Centre
- Sitting Room
- 2 Bedrooms
- Council Tax Band B

Sitting room

12'10 x 12'01 (3.91m x 3.68m)

Has a glazed window through to the kitchen, a gas fire and a window to the rear. Also includes shelves in recessions and a corner unit storage unit housing electrical and gas meters.

Dining kitchen

11'02 x 10'05 (3.40m x 3.18m)

Includes a large pantry storage, space for a table and a large stainless steel sink. Also has space for an electric oven and plumbing for a washer. A composite + glazed rear door leading out to the garden. A window to the rear.

Bedroom one

12'00 x 11'09 (3.66m x 3.58m)

Double bedroom with built in twin double cupboards. Also includes a window to the front of the property.

A small walk in wardrobe with a window to the front.



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Bedroom two

11'03 x 8'04 (3.43m x 2.54m)

Single bedroom with a window to the rear. Includes built in cupboards as well as housing for a water tank.

Bathroom

A pedestal wash basin, bath with aqua profile shower above as well as shower boarding. A W.C

Understair storage

Understair storage with steps down.

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 B.

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

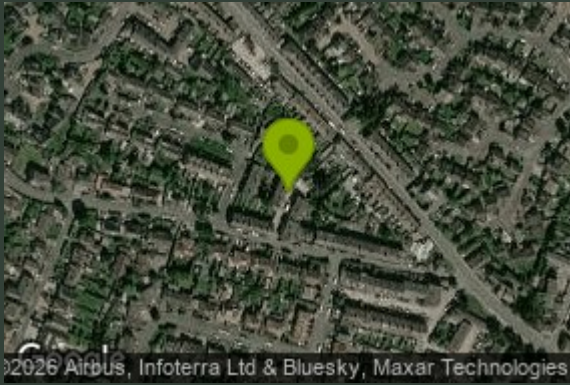
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

Estate Agents Act 1979

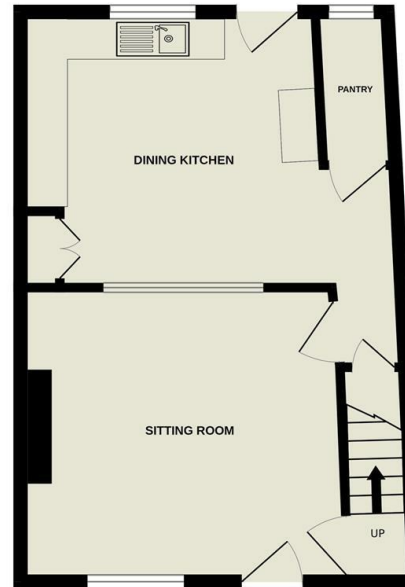
In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of relatives of a director of Tranmer White Ltd.

Tenure

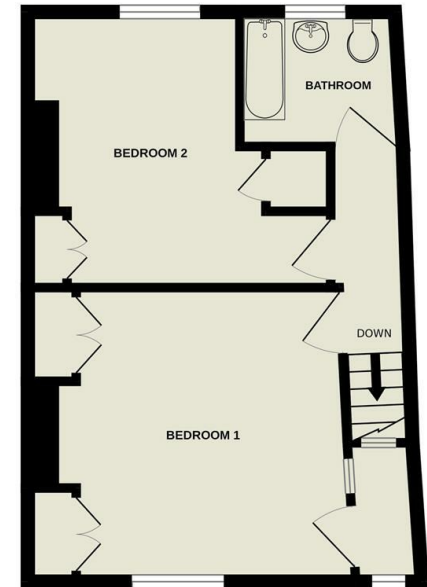
We are informed by the client/s that the property is Freehold.



GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

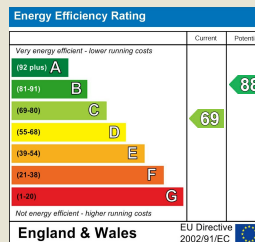


FIRST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>