HUNTERS®
HERE TO GET you THERE
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Langford Close, Burley In Wharfedale, LS29

Offers In Excess Of £400,000

Located in a quiet cul-de-sac , this extended four bedroom semi detached property makes for an ideal family home. To the ground floor there is an entrance hallway, open plan living room with dining area and a separate fitted kitchen with a useful utility room. In addition there is a lovely conservatory to the rear that looks out on to the private enclosed garden. Upstairs, you have the family bathroom, three well proportioned double bedrooms, one with ensuite shower and WC and a fourth smaller bedroom currently being used as a study. Outside, the property benefits from a driveway providing off street parking, garage and well established gardens to the front and rear of the property. Overall, a fantastic opportunity to purchase a lovely home in a very popular village with superb amenities.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, two outstanding primary schools, doctors surgery, library and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with commuters and there are bus services to Otley. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and also benefits from well-regarded schools for all ages including Ilkley Grammar School.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ I 01943 660002
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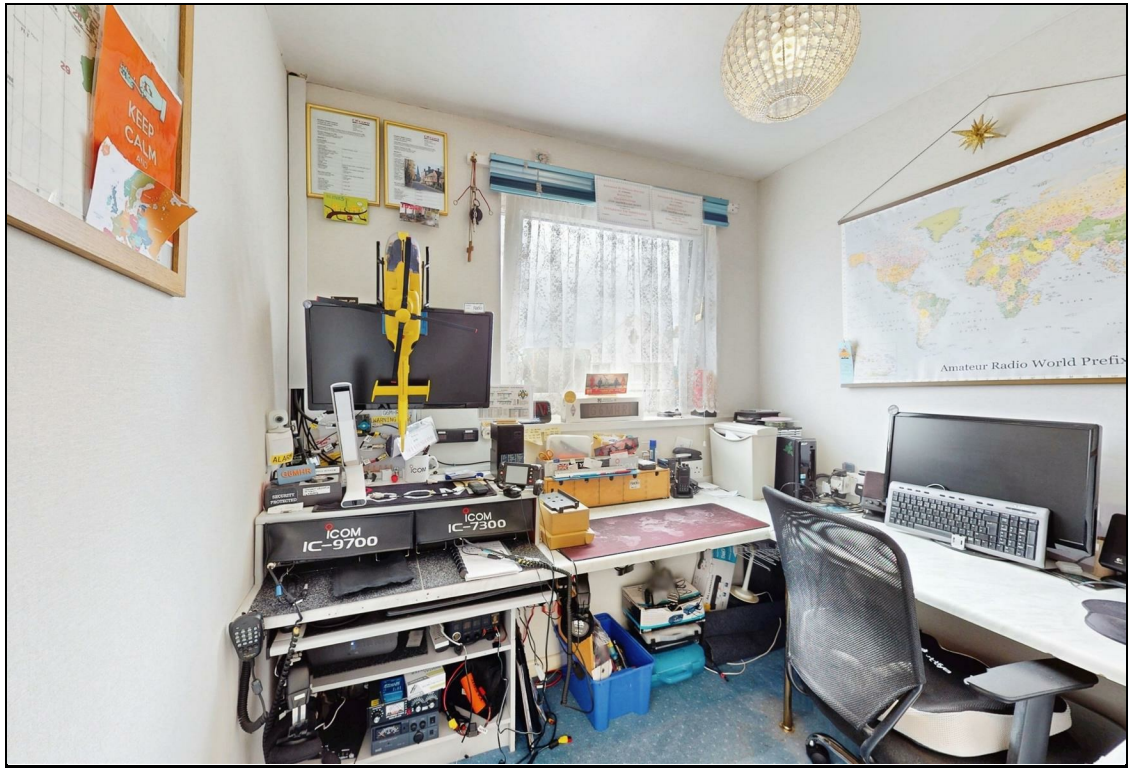
KEY FEATURES

- FOUR BEDROOM SEMI DETACHED
- SIDE EXTENSION
- HOUSE BATHROOM, ENSUITE
- DOWNSTAIRS WC
- INTEGRAL GARAGE & DRIVEWAY
- CONSERVATORY
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES & TRAIN STATION
- EPC RATING D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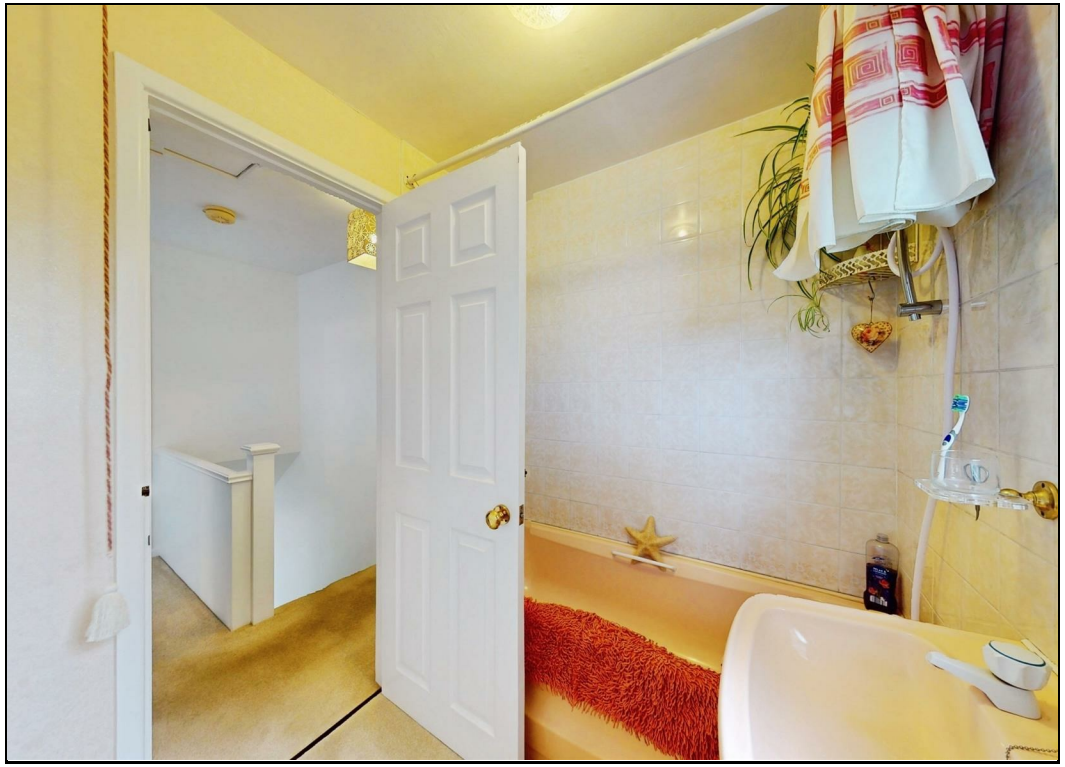
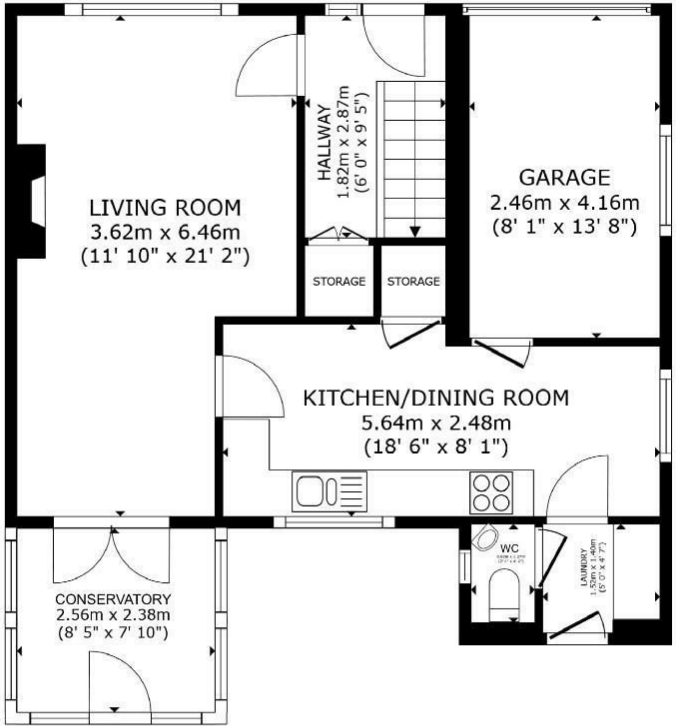
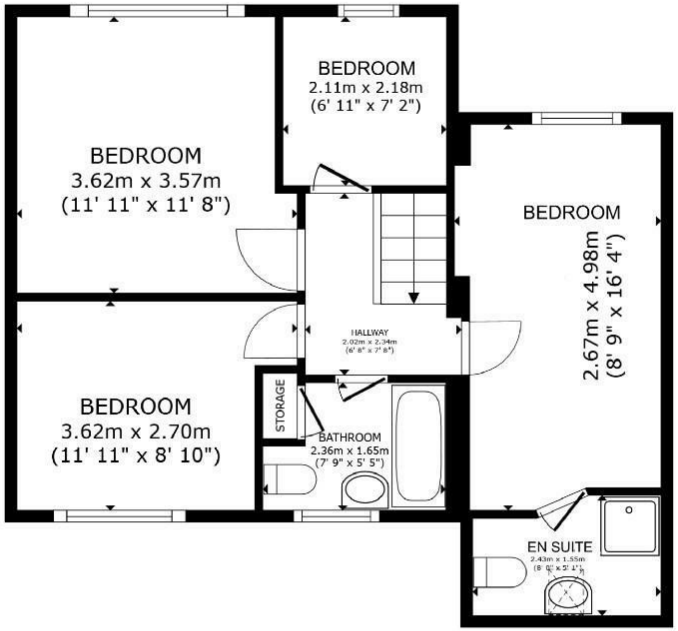




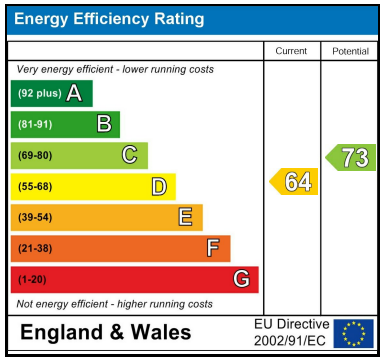
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 53.5 m² (576 sq.ft.) FLOOR 2 52.4 m² (564 sq.ft.)
EXCLUDED AREAS : GARAGE 10.2 m² (110 sq.ft.)
TOTAL : 105.9 m² (1,140 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards Burley in Wharfedale along the bypass. At the roundabout, turn left, then at the next roundabout take the third exit onto Main Street. Continue along Main Street, going straight ahead at the mini roundabout, and at the next mini roundabout turn left up Station Road. After about 350 metres turn right into Langford Road, the fourth turning on the right. Langford Close is on the left hand side and the property is toward the end on the right and can be identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Bradford City Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.