



28 STATION ROAD, BURLEY IN WHARFEDALE LS29 7JL

Asking price £265,000

FEATURES

- Attractive Stone Built Two Bedroomed Cottage Located In The Heart Of The Village
- Lovely Character Features Including Exposed Beams, Stone Work & A Feature Stone Staircase
- Dining Kitchen With A Built In Oven & Hob Together With A Stable Door
- EPC Rating C / Tenure Freehold / Council Tax B
- Landscaped Westerly Facing Garden To The Rear
- Plantation Shutters Fitted To The Front Windows And A New Composite Front Door
- Well Placed For The Local Shops, Countryside Walks And The Train Station
- Set Within The Beautiful Burley In Wharfedale Conservation Area



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautiful 2 Bedroom Cottage In The Heart Of This Sought After Village

Conveniently located in the heart of the village of Burley In Wharfedale, this delightful stone built Victorian cottage on Station Road is a true gem. With its beautifully presented interiors, this property boasts a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

The cottage features a comfortable reception room, perfect for relaxing or entertaining guests, a smartly appointed dining kitchen and two well-proportioned bedrooms that provide a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is its lovely character, which is evident throughout the property. From the period details to the quaint design, this cottage exudes charm and warmth. The private gardens to the rear offer a serene outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

Offered with the advantage of no onward chain, this property presents a rare opportunity for those looking to move swiftly into their new home. It is truly worthy of an internal viewing to be fully appreciated, as the unique features and inviting atmosphere can only be fully experienced in person.

Whether you are a first-time buyer, a small family, or looking to downsize, this cottage in the heart of Burley In Wharfedale is a wonderful choice. Don't miss the chance to make this charming property your own.

To arrange your appointment to view, please contact Shankland Barraclough Estate Agents.

Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley, providing a good range of local shops, a post office, doctors' surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. An excellent rail service to both Leeds and Bradford city centres and the nearby town of Ilkley is also available from the village station. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moor, whilst the Yorkshire Dales National Park is only a short drive away.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Sitting Room 13'4" x 13'1" (4.06m x 3.99m)

Entering via a modern composite outer door to the front you notice the impressive exposed stone staircase with a central carpet runner, exposed beam work, focal fireplace and a window to the front elevation with plantation shutters fitted. Central heating radiator.

Dining Kitchen 14'1" x 9' (4.29m x 2.74m)

Fitted with a range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and gas hob to the chimney breast with exposed stone work over. Space and plumbing for a washing machine, central heating radiator, exposed beam, two windows and a stable door to the rear.

Cellar 12'11" max x 5'10" (3.94m max x 1.78m)

Useful cellar area with a light point.

First Floor Landing

With access to the following rooms:

Bedroom 1. 10'7" minimum x 10'4" (3.23m minimum x 3.15m)

A lovely principle bedroom having exposed timberwork, deep built in wardrobes and cupboards, a central heating radiator and a window to the front elevation with plantation shutters fitted.

Bedroom 2. 9' x 7'1" (2.74m x 2.16m)

Window to the rear and a central heating radiator.

Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled flooring and walls, window to the rear and a cupboard housing the central heating boiler.

Outside

Neat central garden with Indian stone flagged path and patio area including a covered barbeque / sitting area, a stone outhouse store, stone walling and fencing enclosing. The property has the benefit of a right of way along the parts of the passageway at the back.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located within the beautiful Burley In Wharfedale conservation area.

Council Tax

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Medium

Rivers & Sea - Very Low

For up-to-date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

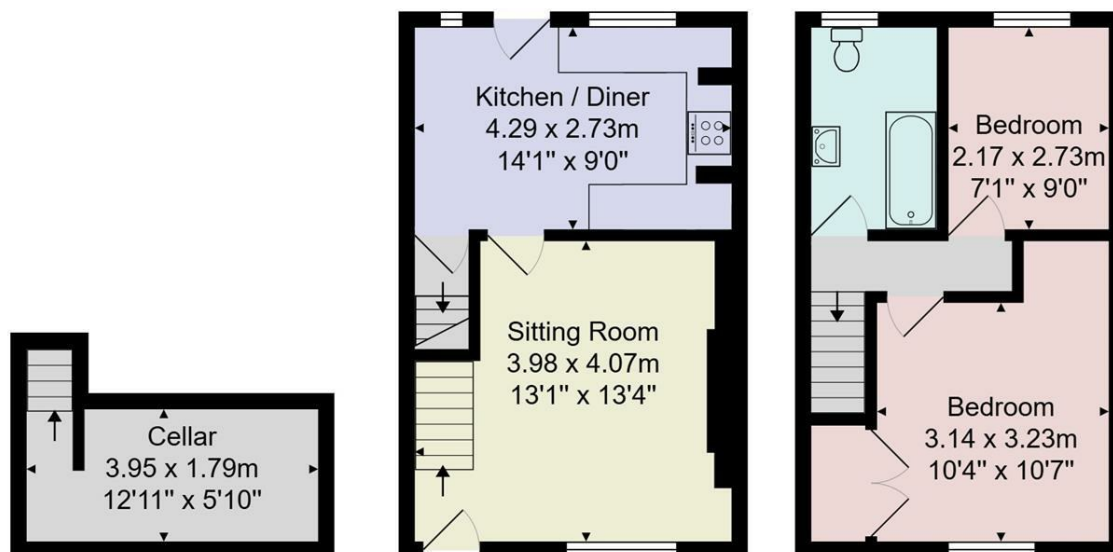
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are 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.



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Total Area: 65.5 m² ... 705 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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