



Flat 2

Parish Gate | Burley In Wharfedale | Ilkley | LS29 7EB

Asking price £169,950

TW TRANMER
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Trusted Estate Agents

Flat 2

Church View Court, Parish Gate
| Burley In Wharfedale
Ilkley | LS29 7EB

Situated in the heart of the ever-popular village of Burley in Wharfedale, this charming one-bedroom apartment forms part of an attractive character conversion, ideally placed to enjoy the village's excellent amenities, railway station and picturesque countryside. Perfect for first-time buyers, downsizers and investors alike, the property offers a wonderful combination of character, convenience and low-maintenance living in one of Wharfedale's most sought-after locations.

Accessed via a secure intercom entry system, the apartment includes an allocated parking space and enjoys delightful views towards Askwith and the surrounding countryside. The well-presented accommodation comprises a welcoming entrance hall with a useful laundry/storage cupboard, a bright open-plan living dining kitchen flooded with natural light from a large front-facing window, a double bedroom with fitted furniture,

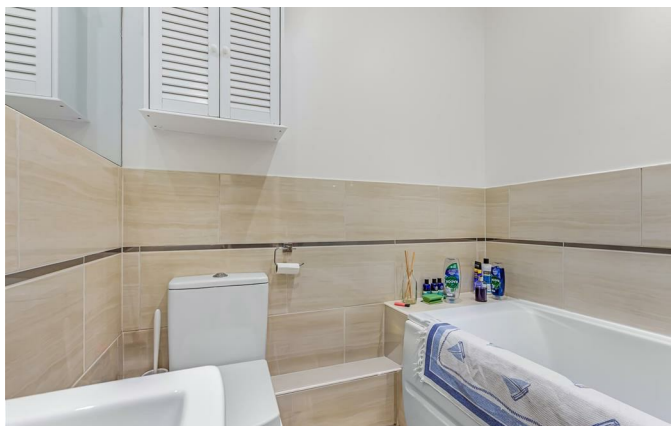
- Ideal first time buyers, downsizers or Investors
- One bedroomed apartment
- First floor
- Allocated parking
- Central village location
- Turn key accommodation
- Stunning views
- Feature exposed stone fireplace.

Communal Entrance Hall

With intercom door entry system and individual post boxes. Stairs to the first floor.

Private hallway

With herringbone style LVT flooring, heated towel rail and Fernax entry system. Large utility cupboard with integrated combination washer and dryer, housing the hot-water tank and further shelving providing useful airing space.



Perfectly suited to first-time buyers, downsizers or investors, the property combines charm, practicality and impressive views.



Open plan living dining kitchen

21'0 max x 17'03 (6.40m max x 5.26m)

A bright and airy living space, thoughtfully designed to provide ample room for dining and socialising. The stylish kitchen is fitted with a comprehensive range of wall and base units, complemented by solid wood worktops and tiled splashbacks. Breakfast bar with space for two bar stools. There is a porcelain sink unit and a range of integrated appliances including a fridge, freezer, eye-level oven, microwave, induction hob with extractor hood over, and a slimline dishwasher.

A raised area provides an ideal setting for a dining table and seating, enjoying wonderful views through the bay window, with a further window to the front elevation allowing for plenty of natural light. The LVT flooring continues throughout, and a stone fireplace with tiled hearth and open grate creates an attractive focal point. Ceiling spotlights complete the space.

Double Bedroom

10'02 x 9'08 (3.10m x 2.95m)

With a continuation of the LVT flooring, a window to the front elevation and a range of fitted furniture providing ample clothes hangings space and drawers.

Bathroom

6'04 x 6'04 (1.93m x 1.93m)

A white three piece suite comprising a pedestal wash basin, WC and a P shaped bath with shower over. Tiling to the half wall and splash level, washed oak effect flooring. Spotlights to the ceiling and an extractor fan.

Tenure

Leasehold.

Ground rent TBC

Buildings Insurance and fire alarm paid communally.

Leasehold charges

The responsibility of the building maintenance is shared.

Parking

An allocated parking space at the rear of the building

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

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

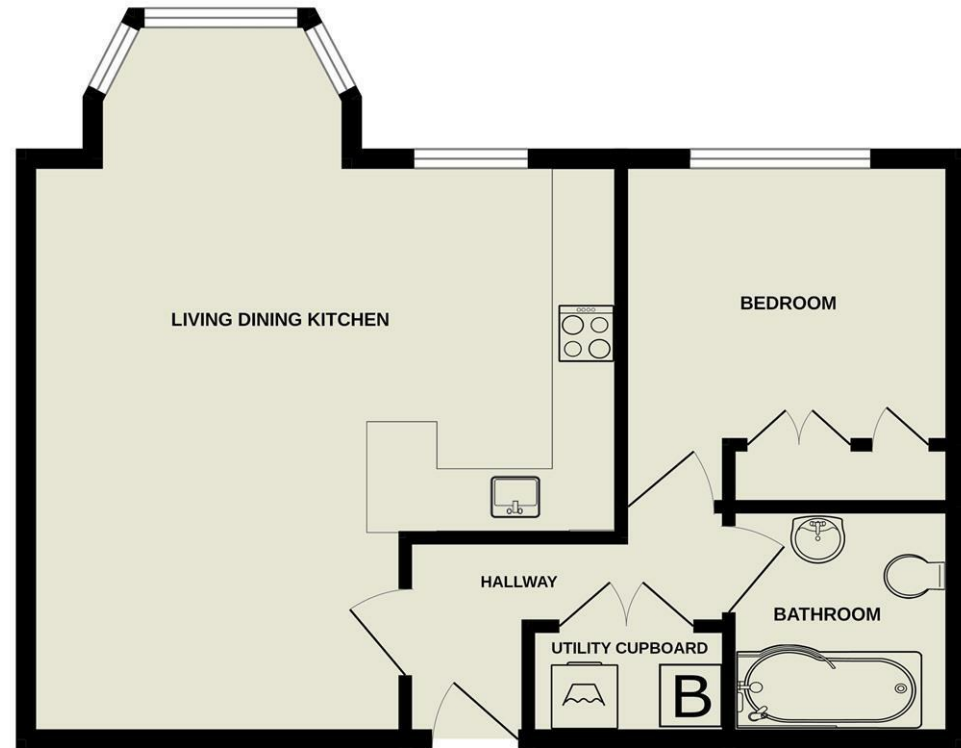
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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.



2, CHURCH VIEW COURT
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(11-11) B		84
(10-10) C		
(9-9) D	59	
(8-8) E		
(7-7) F		
(6-6) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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