



Maria Street | | LS29 7JA

Asking price £199,950

**TW** TRANMER  
WHITE  
Trusted Estate Agents

6 Maria Street |  
Burley In Wharfedale | LS29 7JA  
Asking price £199,950

A two-bedroom stone-built terrace property conveniently situated in the heart of the village. The property would benefit from some upgrading; however, it presents an excellent opportunity for investors, landlords, or first-time buyers looking to create a home to their own specification.

The accommodation briefly comprises a well-proportioned sitting room, dining kitchen, two bedrooms, and a bathroom to the first floor.

Externally, there is a low-maintenance pebbled garden area to the rear, providing a pleasant outdoor space. The property also enjoys a lovely open aspect from the front elevation, with attractive views across towards Ilkley Moor.

An appealing opportunity to acquire a characterful stone-built home in a convenient village location.

- Two bedroom cottage
- No chain
- Ideal investment or First time buyer opportunity
- Central village location

With gas central heating, the accommodation comprises:

### GROUND FLOOR

#### Sitting Room

12'04 x 13'09 (max) (3.76m x 4.19m (max))

With a window to the front, tiled fireplace and a built in cupboard to the recess housing the meter and consumer unit.

#### Kitchen

10'07 x 9'02 (3.23m x 2.79m)

The kitchen comprises wall and base units with coordinating work-surfaces, a tiled splash-back, stainless steel sink and drainer, plumbing for a washing machine, a 4-ring gas hob with hood over, and oven. The room has a window to the rear as well as a door, giving access to the garden. Additionally, there is a useful under-stairs cupboard, providing ample storage space.

### FIRST FLOOR



A two-bedroom stone-built terrace property conveniently situated in the heart of the village.



### **Bedroom**

13'10 x 12'05 (4.22m x 3.78m)

A good sized double bedroom with a window to the front providing a pleasant open aspect.

### **Bedroom**

9'04 x 5'11 (2.84m x 1.80m)

With a window to the rear and a loft hatch.

### **Bathroom**

This three-piece-suite comprises a shower over bath, WC and pedestal wash basin. There is also a large cupboard housing the boiler, providing additional storage space, and a window to the rear.

### **OUTSIDE**

#### **Rear Garden**

To the rear of the property there is a low maintenance pebbled garden.

#### **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.

#### **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.

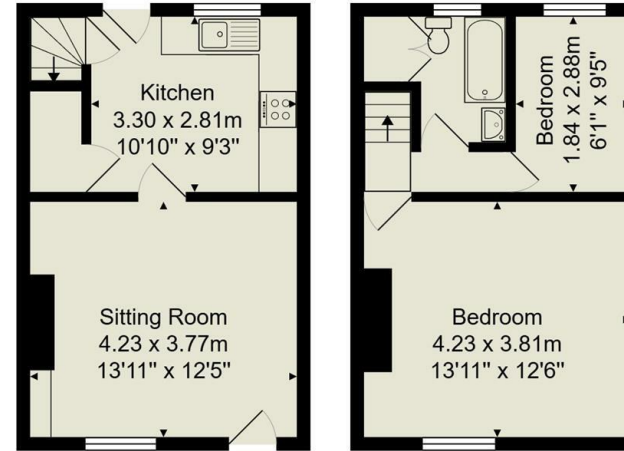
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

#### **Estate Agents Act 1979**

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

#### **Council Tax**

City of Bradford Metropolitan District Council Tax Band A.



Ground Floor

First Floor

Total Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>