Scalebor Gardens | | Burley in Wharfedale | LS29 7BX

Asking price £455,000

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Ask about Part Exchange
An attractive stone built semi detached house offering well designed and appointed accommodation arranged over three floors. The property includes a fitted dining kitchen and good sized sitting room together with four bedrooms, a bathroom and shower room. To the rear of the house is a private enclosed level garden area.

- **Ask about Part Exchange**
- Poular & Established Neighbourhood
- Stone Built Semi Detached House
- Fitted Dining Kitchen
- Sitting Room
- 4 Bedrooms
- Bathroom & Shower Room
- Garage & Off Road Parking
- Enclosed Rear Garden
- Council Tax Band D / EPC Rating C

GROUND FLOOR

Reception Hall
With a panelled entrance door, store cupboard and an under stairs store cupboard. Door giving internal access to the garage.

Cloakroom
With a low suite wc and pedestal wash basin.

Kitchen
15'1" x 11'2" (4.60m x 3.40m)
With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Integrated appliances include a double oven and hob with an extractor over, fitted fridge, freezer and dishwasher. Recessed spotlights. Ample space for a dining table. Door to rear.

FIRST FLOOR

Landing
Leading to:

An attractive stone built semi detached house offering well designed and appointed accommodation arranged over three floors.

Sitting Room
15'1" x 11'2" (4.60m x 3.40m)
With a fitted media unit having space for a large television and incorporating cupboards and shelves. Double doors open inwards to create a Juliet balcony overlooking the rear garden.

Cloakroom
With a low suite wc and wash basin. Part wall tiling.

Bedroom
10'9" x 8'11" (3.28m x 2.72m)
With recessed wardrobes.

En Suite Shower Room
With a tiled shower cubicle, wash basin and low suite wc. Chrome heated towel rail. Recessed spotlights.

SECOND FLOOR

Landing
Leading to:

Bedroom 2
13'0" x 9'9" (3.96m x 2.97m)
with a range of full width recessed wardrobes.

Bedroom 3
11'2" x 8'0" (3.40m x 2.44m)

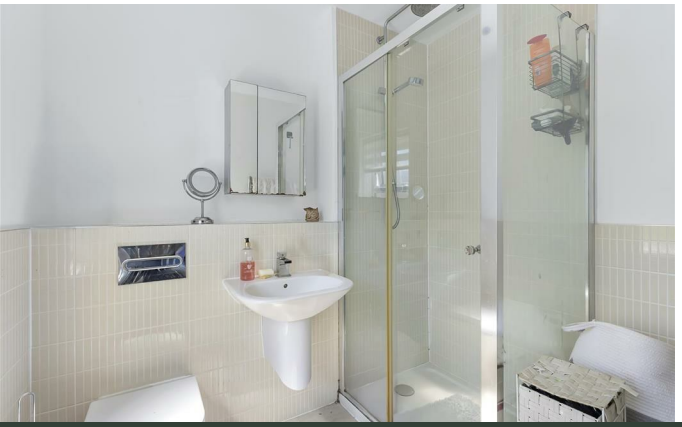
Bedroom 4
7'1" x 6'8"

Bathroom
With a panelled bath having a shower over, low suite wc and wash basin with drawers beneath. Recessed spotlights. Heated towel rail.

OUTSIDE

Integral Garage
16'3" x 8'0" (4.95m x 2.44m)
With an up and over door. There is an additional off road parking space in the block paved driveway.

Garden
To the rear of the property is an enclosed level garden with a patio area immediately to the rear of the house, a further terrace and an artificial lawn for ease of maintenance.



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 D.

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.

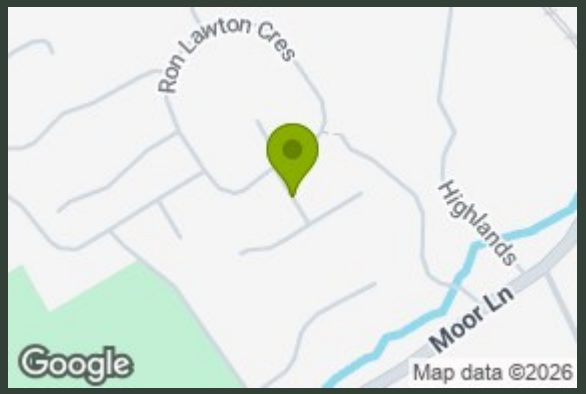
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

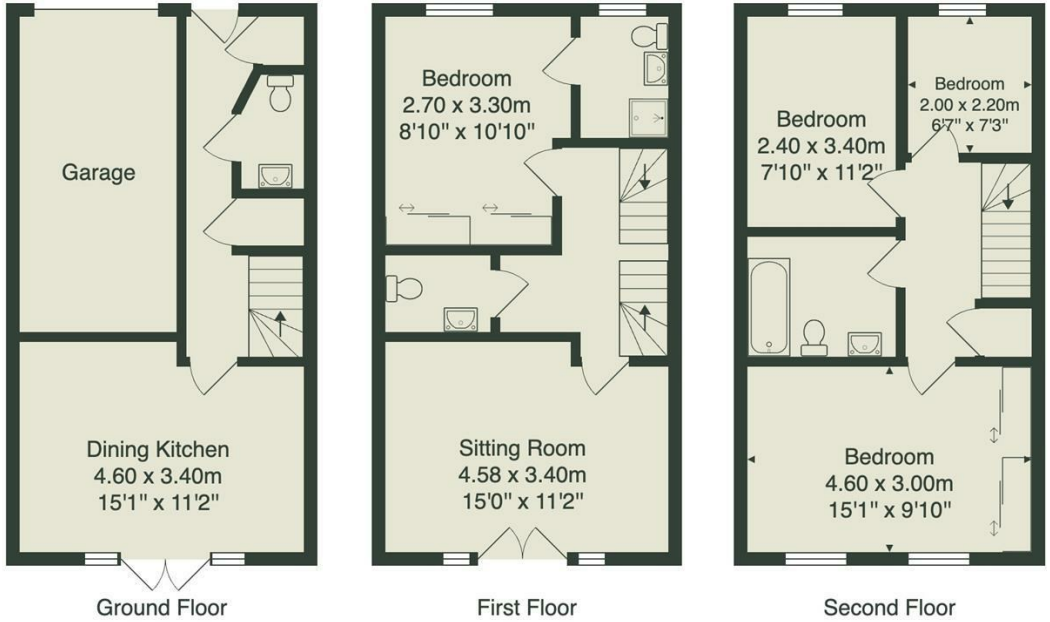
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Tenure

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

The property includes a fitted dining kitchen and good sized sitting room together with four bedrooms, a bathroom and shower room. To the rear of the house is a private enclosed level garden area.





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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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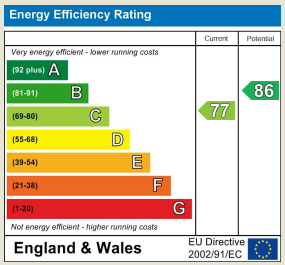

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