6 THORNTON STREET, BURLEY IN WHARFEDALE LS29 7JD

Asking price £199,950

FEATURES

- 2 Double Bedroomed Stone Built Terraced House
- Re-Roofed In 2025
- Kitchen With Appliances Included To The Rear
- Garden To The Rear
- Offered With The Advantage Of Having No Onward Chain
- Sitting Room To The Front Elevation
- Fully Tiled House Bathroom
- EPC Rating D / Tenure Freehold / Council Tax Band A

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SHANKLAND BARRACLOUGH ESTATE AGENTS

2 Bedroom House - Mid Terrace located in Burley In Wharfedale

Conveniently located within the charming village of Burley In Wharfedale, this delightful mid-terrace Victorian house on Thornton Street offers a perfect blend of character and modern convenience. Spanning 603 square feet, the property features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. Kitchen with appliances included and a white three piece house bathroom.

The house boasts two generously sized double bedrooms, making it an ideal choice for first-time buyers or those looking to downsize while remaining close to the vibrant village amenities.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. Its central location means that you are just a stone's throw away from an array of local shops, cafes, and essential services, making daily life both convenient and enjoyable.

Parking to the road in front, whilst to the rear is an open plan garden.

This charming home is truly worthy of a viewing, as it offers a unique opportunity to embrace village life in a picturesque setting. Whether you are starting your journey on the property ladder or seeking a cosy retreat, this house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely property your own.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

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 12'11" x 12' (3.94m x 3.66m)
Window and door to the front elevation and a central heating radiator.

Kitchen 12' maximum x 8'11" (3.66m maximum x 2.72m)
Fitted range of kitchen units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and hob, together with a dishwasher and a fridge-freezer. Central heating radiator and a window to the rear. Staircase to the first floor.

Lobby
With a door to the rear and plumbing for a washer.

Bathroom WC
Complemented by fully tiled walls, the bathroom includes 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. Central heating radiator, an extractor fan and a window.

Bedroom 1. 12' x 10' (3.66m x 3.05m)
Central heating radiator and a window to the front elevation.

Bedroom 2. 11'9" x 9' (3.58m x 2.74m)
Built in cupboard, a central heating radiator and a window to the rear elevation.

Outside
To the front, Thornton Street is an unadopted road. To the rear the property owns the garden the width of the house all the way across to the fence. Please note the gardens at Thornton Street are all open plan.

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 A. 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 at various levels. For further information please refer to:
https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - Very Low
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

26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

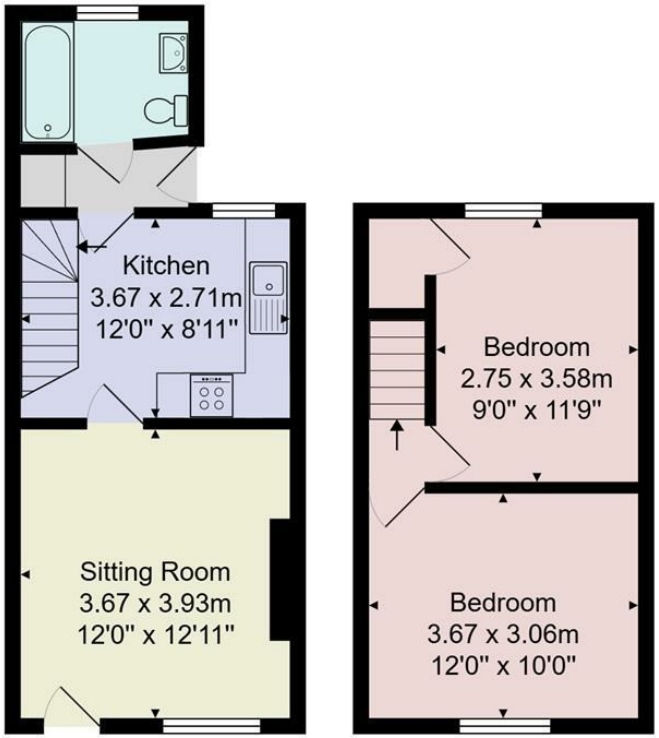
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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

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

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.



Ground Floor First Floor

Total Area: 56.0 m² ... 603 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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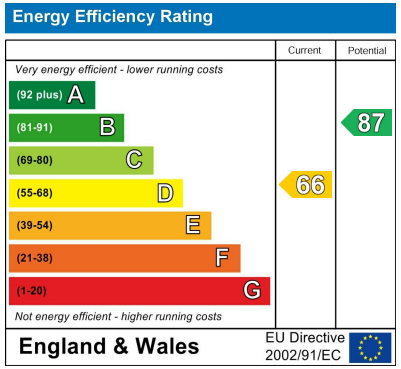
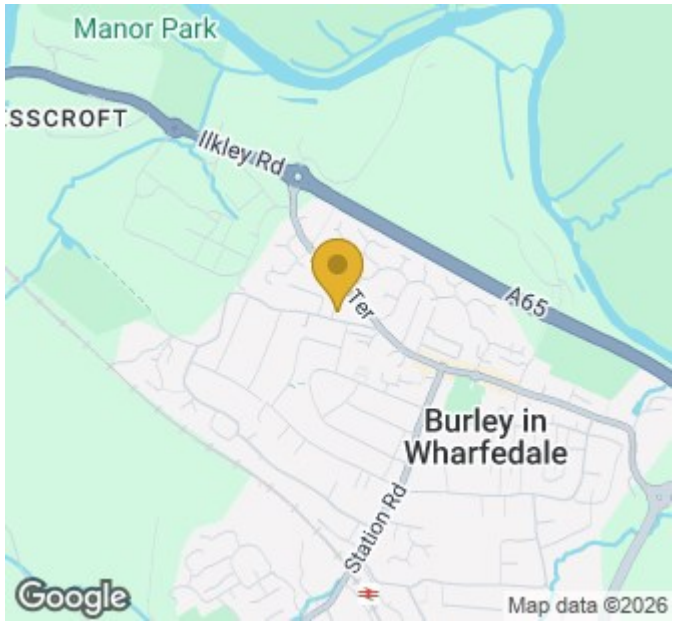


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



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