



Maria Street | Burley in Wharfedale | Ilkley | LS29 7JA

Asking price £199,500

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WHITE**
Trusted Estate Agents

4 Maria Street | Burley in Wharfedale
Ilkley | LS29 7JA
Asking price £199,500

A smartly presented traditional stone cottage, located in a popular and established neighbourhood within a short stroll of the village centre. The property, which would make an ideal first time purchase, includes a sitting room and fitted kitchen on the ground floor whilst at first floor level there are two bedrooms and a bathroom.

- Attractive Stone Cottage
- Popular & Established Neighbourhood
- Sitting Room
- 2 Bedrooms
- EPC Rating D
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Fitted Kitchen
- Bathroom
- Council Tax Band A

GROUND FLOOR

Sitting room

13'06 x 12'04 (4.11m x 3.76m)

Includes wooden entrance door, a tiled fireplace + half, gas meter housing and a window to the front of the property.

Kitchen

10'06 x 9'01 (3.20m x 2.77m)

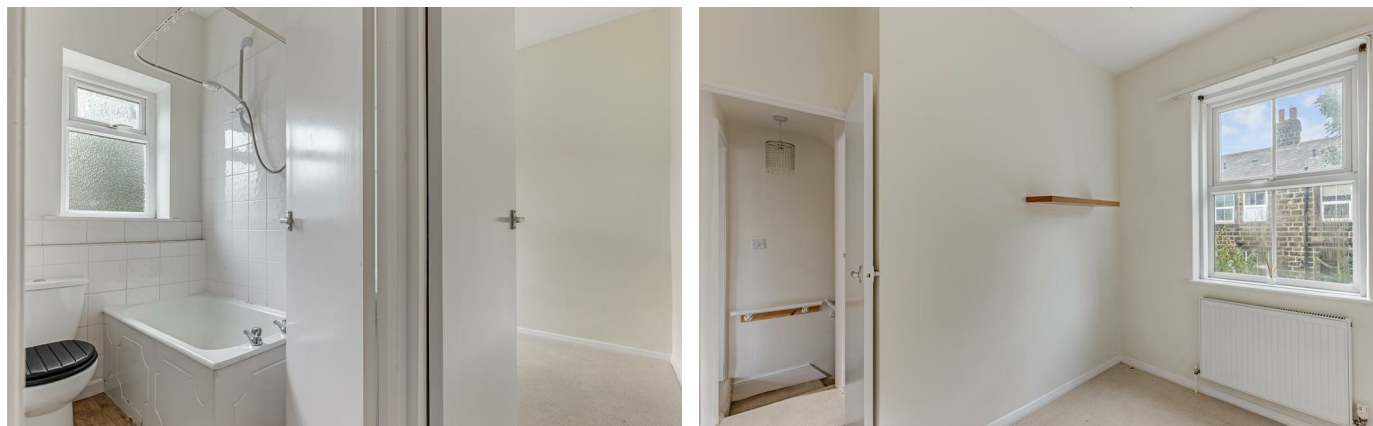
A fitted oven with four ring gas hobs and an extractor over the top. Includes a stainless steel sink and has plumbing for a washer. Tiled splash backs and a vinyl wood effect covering. Also a window to the rear of the property.

FIRST FLOOR

Bedroom One

13'10 x 12'06 (4.22m x 3.81m)

Room for a double bed, built in storage and a window to the front of the property.



A smartly presented traditional stone cottage, located in a popular and established neighbourhood within a short stroll of the village centre.



Bedroom Two

9'04 x 6'07 (2.84m x 2.01m)

Includes a window to the rear and loft access

Bathroom

Includes a bath with Triton shower over, a pedestal wash basin. Has cupboards housing the boiler and a window to the rear of the property. Vinyl wood effect flooring and tiling to splash areas.

Garden

Has a paved path and a lawned area.

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 A.

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>

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.

Estate Agents Act 1979

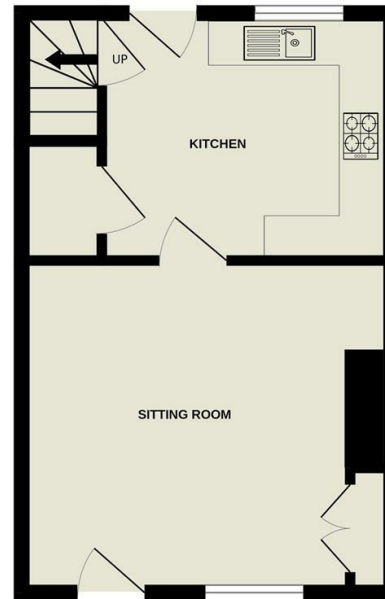
In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of relatives of a director of Tranmer White Ltd.

Tenure

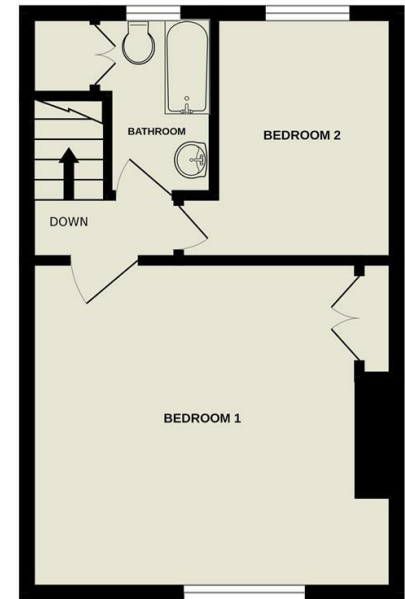
We are informed by the client/s that the property is Freehold.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



FIRST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 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	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	85
(91-91) B	
(89-89) C	
(55-66) D	
(39-54) E	
(21-28) F	66
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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