



Prospect Road | Burley In Wharfedale | Burley in Wharfedale | LS29 7PN

£365,000

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47 Prospect Road | Burley In Wharfedale

Burley in Wharfedale | LS29 7PN

A three-bedroom semi-detached family home offering smart, practical accommodation. The property is ideally located within a short walk of the train station, as well as two highly regarded primary schools.

The accommodation comprises an entrance hall, a separate sitting room, and an open-plan dining kitchen with French doors leading directly onto a decked garden area. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from pleasant gardens to the front and rear, along with a driveway providing off-street parking for several cars.

- Semi detached family home
- Three bedrooms
- Driveway providing off round parking for several vehicles
- Short walk to two excellent primary schools
- Smart practical accommodation
- Open plan Dining Kitchen
- Short stroll to the train station

GROUND FLOOR

Entrance Hall

A Upvc entrance door opening onto a welcoming hallway. A wood effect floor covering, radiator with decorative cover. Useful cupboard housing the boiler and the consumer unit.

Sitting Room

13'0 x 10'08 (3.96m x 3.25m)

A window to the front elevation and an oak effect floor covering.



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Dining Kitchen

16'10 x 10'10 (5.13m x 3.30m)

With a range of wall and base units complemented by coordinating solid wood worktops and tiled splashbacks. Incorporating a stainless steel sink and drainer, with plumbing for a washing machine and dishwasher, and space for an oven. Windows to both the side and rear elevations provide plenty of natural light, while French doors from the dining area open directly onto a raised decked seating area.

FIRST FLOOR

Landing

With a window to the side elevation, loft access via a pull down ladder to a partially boarded loft space. Useful shelved storage cupboard.

Bedroom One

12'08 x 10'00 (3.86m x 3.05m)

With a window to the front elevation and fitted wardrobes.

Bedroom Two

9'04 x 9'0 (2.84m x 2.74m)

A double bedroom with a window to the rear elevation.

Bedroom Three

8'04 x 6'09 (2.54m x 2.06m)

With a window to the rear elevation.

Bathroom

7'07 x 6'03 (2.31m x 1.91m)

A three piece suite comprising a bath with a shower over, wash basin, WC, tiling to the floors and wall areas. Heated towel rail and a window to the rear elevation.



OUTSIDE

Driveway

A tarmacadam driveway provides off road parking for several vehicles.

Gardens

To the front of the property there is a low maintenance garden with blue slate and bark borders. Steps lead up to the front door. At the rear of the property there is a decked area leading straight off the French doors at the rear, steps lead down to an enclosed lawn garden, with flower and shrub borders and pebbled area. To the side of there is a paved area and gated access.

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.

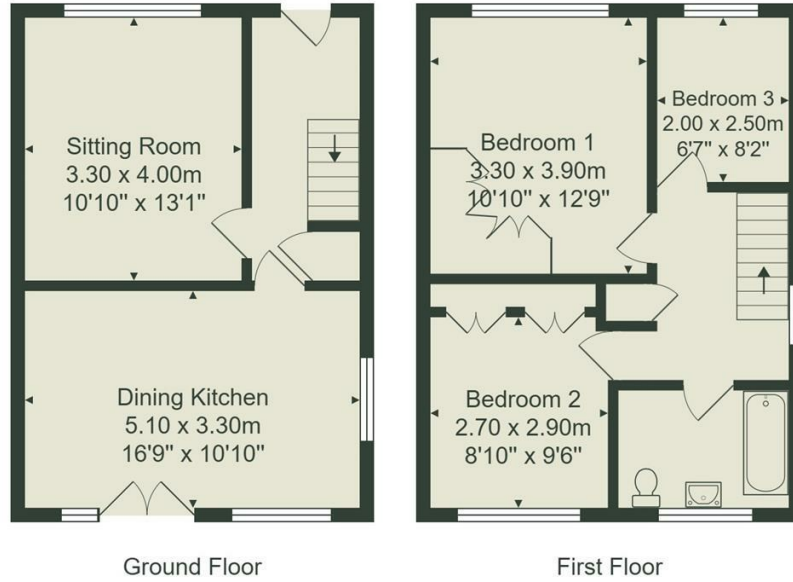
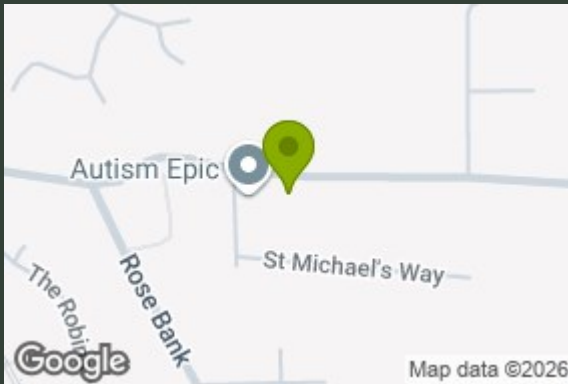
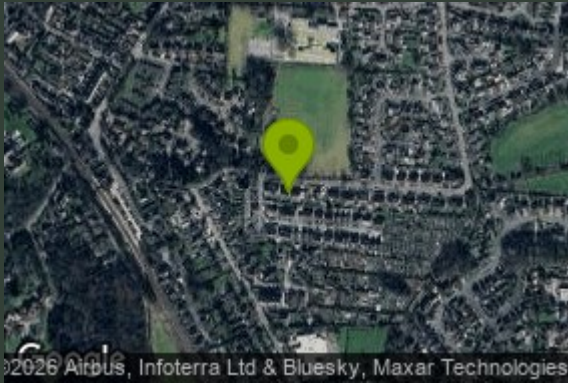
There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's 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.



Outside, the property benefits from pleasant gardens to the front and rear, along with a driveway providing off-street parking for several cars.





Total Area: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		85	71
EU Directive 2002/91/EC			

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