



FLAT 4, 8 ELM GROVE, BURLEY IN WHARFEDALE LS29 7PL

Asking price £180,000

FEATURES

- Spacious Top Floor Apartment With Long Distance Views
- New Roof In 2026
- Lovely Proportioned Sitting Room
- Dining Kitchen With Integrated Appliances Included
- Immaculate Communal Gardens
- Private Allocated Parking Bay
- Just a short Walk From The Train Station & Countryside Walks
- EPC Rating C / Tenure Leasehold - 999 years from November 1983 / Council Tax Band B



**SHANKLAND
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ESTATE AGENTS

1 Bedroom Top Floor Apartment located in Burley In Wharfedale

This delightful Victorian apartment on Elm Grove offers a unique blend of character and modern convenience. Spanning an impressive 823 square feet, this spacious top-floor residence boasts one well-proportioned bedroom, a spacious dining kitchen with integrated appliances included, comfortable reception room, perfect for relaxation and entertaining together with a fully tiled bathroom.

The sitting room is particularly noteworthy, featuring superb long-distance views that create a serene backdrop for daily living. The apartment is one of only four individual units within the building, ensuring a sense of community while maintaining privacy. Each apartment benefits from allocated parking, a rare find in such a desirable location, along with access to a beautifully maintained communal garden that enjoys a lovely westerly aspect, ideal for soaking up the afternoon sun.

Recent improvements include a new roof installed in 2026, providing peace of mind for future maintenance. The property is conveniently located just a few minutes' walk from the local train station, making it an excellent choice for commuters and those wishing to explore the surrounding areas.

This apartment presents a wonderful opportunity for anyone seeking a charming home in a picturesque setting, combining the elegance of Victorian architecture with the practicality of modern living. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

To arrange your viewing, which is highly recommended, please contact Shankland Barraclough Estate Agents.

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:

Ground Floor

Communal Entrance

Located to the rear of this handsome building, the secure locked door with an intercom entry system fitted, leads to the communal hallway and stairway which gives access to each apartment.

Third Floor

On the third floor landing is a very useful storage cupboard which also has plumbing for a washing machine, light and power.

Private Entrance Hallway

As you enter the hallway, immediately to your left is a good sized cupboard, ideal for coats, boots and shoes. The hallway also has a central heating radiator and an access hatch to the loft.

Sitting Room 21'1" x 14'4" (6.43m x 4.37m)

A fabulous proportioned reception room having a window to the side elevation that offers the most stunning long distance views. Exposed beams and two central heating radiators complement this fine room.

Dining Kitchen 14'10" x 13'10" (4.52m x 4.22m)

Once again a lovely proportioned room in which to entertain family and friends. The kitchen includes a comprehensive range of fitted units including a central island with a work surface over. Built in to the kitchen is an electric oven and hob, an integrated dishwasher and a fridge freezer. Arched topped window that looks out to the rear elevation and a central heating radiator.

Bedroom 12'11" x 12'6" (3.94m x 3.81m)

Arched topped window to the front elevation with spectacular views down the Wharfe valley and a central heating radiator.

Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a mixer shower and a screen, wash hand basin with overhead cabinet and a low level wc. Complemented by fully tiled walls, a central heated towel rail and a Velux window.

Outside

The apartment benefits from having an allocated parking bay to the front elevation. A footpath from the front leads around to the rear where you will find the entrance to the apartments and the immaculate manicured communal gardens which offer neat lawns, well stocked borders and fencing enclosing.

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

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.



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Tenure, Services And Parking

Tenure: Leasehold 999 years from 18/11/1983, so approximately 956 remaining. Service Charge for the last year £660. No Ground Rent Charges apply. New roof in 2026. Each of the 4 flats in the house own an equal share of the freehold under the management company 'Elm Grove Management' which is made up of the private owners of each flat. Maintenance of the structure of the building is shared as is it's decoration to the exterior. There is a shared common area consisting of the access staircase to each flat which also contains the water stop cock and electric meter for each flat. The maintenance costs of this area are split 25% to each flat. The service charge covers electricity for the communal areas, grass cutting, hedge trimming and general garden maintenance, as well as maintaining the parking area and the fire alarm system. Any maintenance of the external area, walls and roof (which was replaced in 2026) is split cost wise according to the percentage written in the deeds for each flat, which for flat 4 the share is 18%. One small cat or one small dog allowed under the lease. No business to be run from the flats (this does not mean home working, that is allowed).

All Mains Services Connected

Parking: Private Allocated Bay For Each Apartment.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

Council Tax

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

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>



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Offer Acceptance & AML Regulations

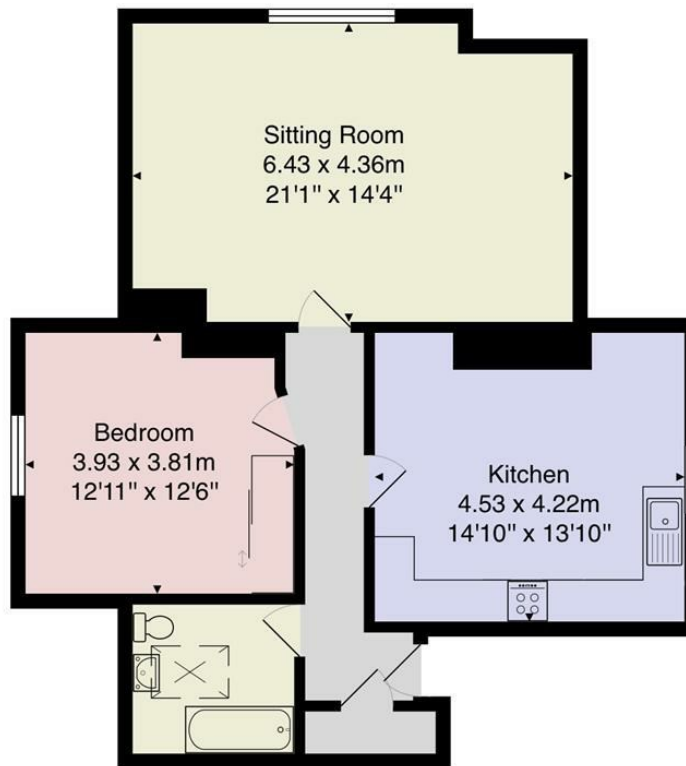
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

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.



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Total Area: 76.5 m² ... 823 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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

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.



Call us on 01943 889010
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