



17 WHERNSIDE LANE BURLEY IN WHARFEDALE LS29 7TW

Asking price £650,000

FEATURES

- Beautifully Presented Stone Built Detached Family Home
- Stunning Living Dining Kitchen With French Doors Out To The South Facing Garden
- Master Bedroom With Fitted Wardrobes & En-Suite Shower Room
- Terrific Landscaped South Facing Rear Garden Ideal For Enjoying Sunny Afternoons
- Block Paved Driveway & Single Garage With Light & Power
- Elegant Sitting Room With Attractive Feature Wall Panelling
- Welcoming Entrance Hall, Cloakroom & Useful Utility Room
- Three Further Double Bedrooms & A Modern House Bathroom
- Tenure Freehold / Council Tax Band F / Excellent EPC Rating Of B Due To Solar Panels
- Superb Turn Key Property With High Quality Fixtures & Fittings Throughout



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stunning Detached Family Home With Landscaped South Facing Garden

Burley in Wharfedale

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, 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 Moors whilst the Yorkshire Dales National Park is only a short drive away.

The Accommodation...

The beautifully accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming open entrance hall having attractive Amtico flooring and useful store cupboard. Radiator, composite entrance door and stairs up to the first floor with the potential to create a study area underneath the stairs if required.

Cloakroom

A smart downstairs cloakroom having a low suite w.c and pedestal wash hand basin. Cupboard housing the hot water cylinder, attractive part panelled walls, radiator, high quality Amtico flooring and window to the front elevation with plantation shutter.

Sitting Room 18'6" x 11'6" (5.64m x 3.51m)

An elegant principal reception room which has been thoughtfully decorated to include wall detailing to give the room a delightful panelled effect. Two radiators and bay window to the front elevation.

Living Dining Kitchen 24'0" x 12'6" (7.32m x 3.81m)

A simply stunning room, the 'heart' of any family home with plenty of room for a dining table and chairs as well as a sitting area, ideal for modern family living and entertaining. The kitchen has a range of base and wall units incorporating cupboards, drawers and granite work surfaces having upstands and concealed lighting. Inset one and a half bowl stainless steel sink and a range of integrated appliances including a fridge/freezer, dishwasher and electric double oven with a five ring gas hob having a stainless steel hood over. Recessed spotlights, Amtico flooring, radiator, feature panelled wall, window to the rear and French doors out to the rear garden both fitted with plantation shutters.

Utility Room

A very useful space for a busy household having plumbing for an automatic washing machine and space for another under counter appliances. Base and wall units with co-ordinating work surface, radiator, recessed spotlights, Amtico flooring and door to the side elevation.

First Floor

Landing

With linen cupboard, radiator and access to the roof void.

Bedroom 1. 13'6" x 13'3" (4.11m x 4.04m)

A light and airy bedroom with a range of fitted wardrobes, feature panelled wall, radiator and window to the rear elevation.

En-Suite Shower Room

A modern en-suite having a tiled shower stall, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring, recessed spotlights and window to the side elevation with plantation shutter.

Bedroom 2. 11'3" x 10'0" (3.43m x 3.05m)

Another generous double bedroom with radiator and window to the front elevation enjoying an attractive outlook onto greenery.

Bedroom 3. 13'6" x 10'3" (4.11m x 3.12m)

Double bedroom with radiator and window to the rear elevation.

Bedroom 4 12'0" x 8'11" (3.66m x 2.72m)

A fourth double bedroom which is currently being used as an office and would be ideal for those working from home with recessed cupboard, radiator and window to the front elevation.

Bathroom

A smart house bathroom with a panelled bath, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring, recessed spotlights, part tiled walls and window to the side elevation with plantation shutter.

Outside

A beautifully landscaped and enclosed south westerly facing garden having a large flagged patio ideal for outdoor entertaining and alfresco dining. An astro turfed area provides a great space for children to enjoy with raised flower borders having decorative sleepers which provides an opportunity for those garden enthusiasts. Outside tap and gate leading to the blockpaved driveway which provides off road parking. A single garage is situated at the top of the drive with up and over door, light and power.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

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. 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>

Council Tax Bradford

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

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



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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.

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.

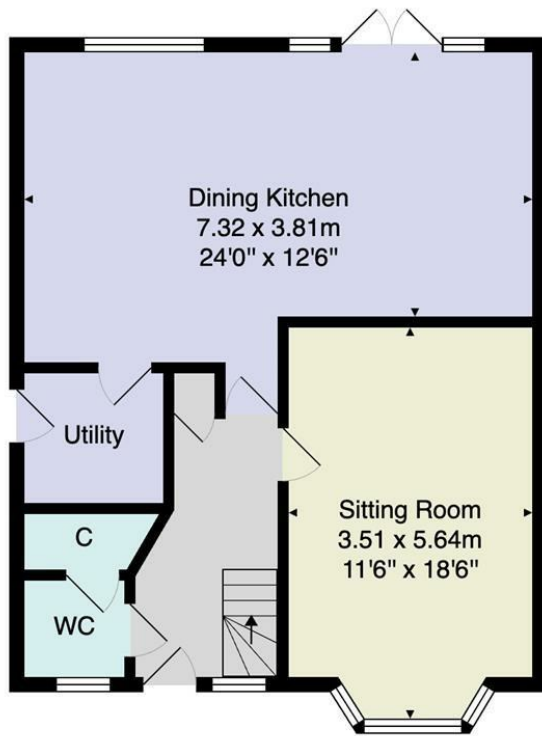
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

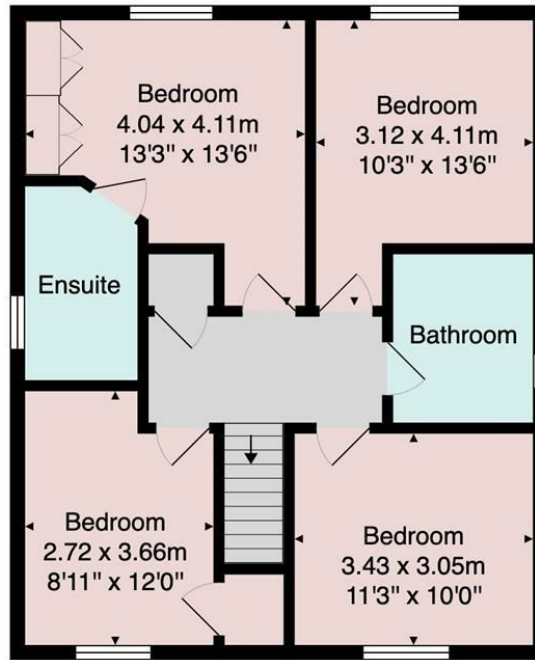
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Ground Floor



First Floor

Total Area: 133.0 m² ... 1431 ft²

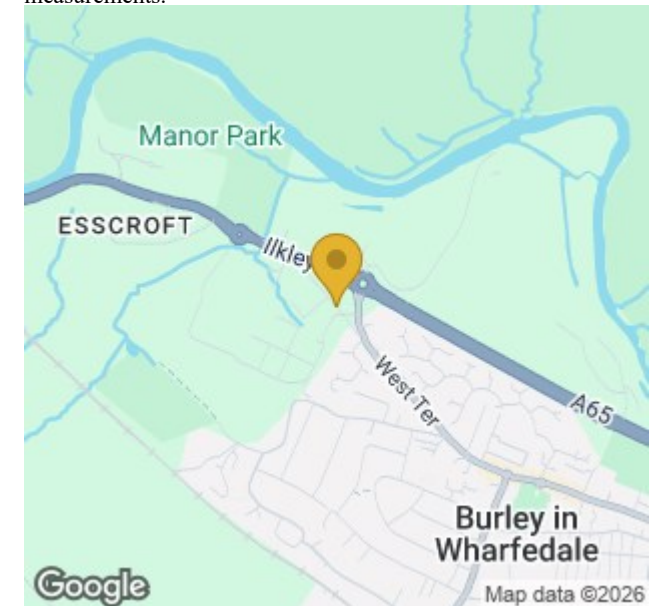
All measurements are approximate and for display purposes only.

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	90	92
(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		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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