



HUNTERS[®]

HERE TO GET *you* THERE



West Terrace, Burley In Wharfedale, LS29

£240,000

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A charming three bedroom stone built end of terrace house located in sought after village of Burley in Wharfedale. Briefly comprising: living room with gas stove and dining kitchen, with an original stone flagged floor, to the ground floor; bathroom, two double bedrooms, both complete with fitted wardrobes, and a further single bedroom to the first floor; plus a cellar provides useful storage. Externally there is a low maintenance garden to the rear. Offered for sale with no onwads chain.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, a post office, primary schools, doctors surgery and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with commuters, and there are bus services to Otley and also Harrogate. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants and bars.

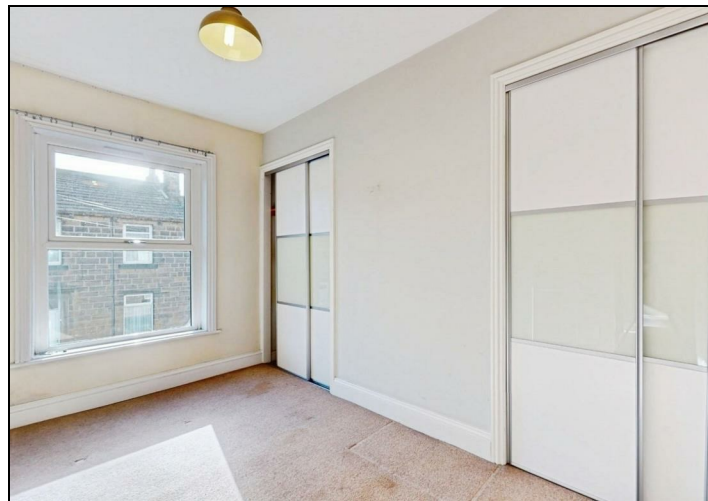
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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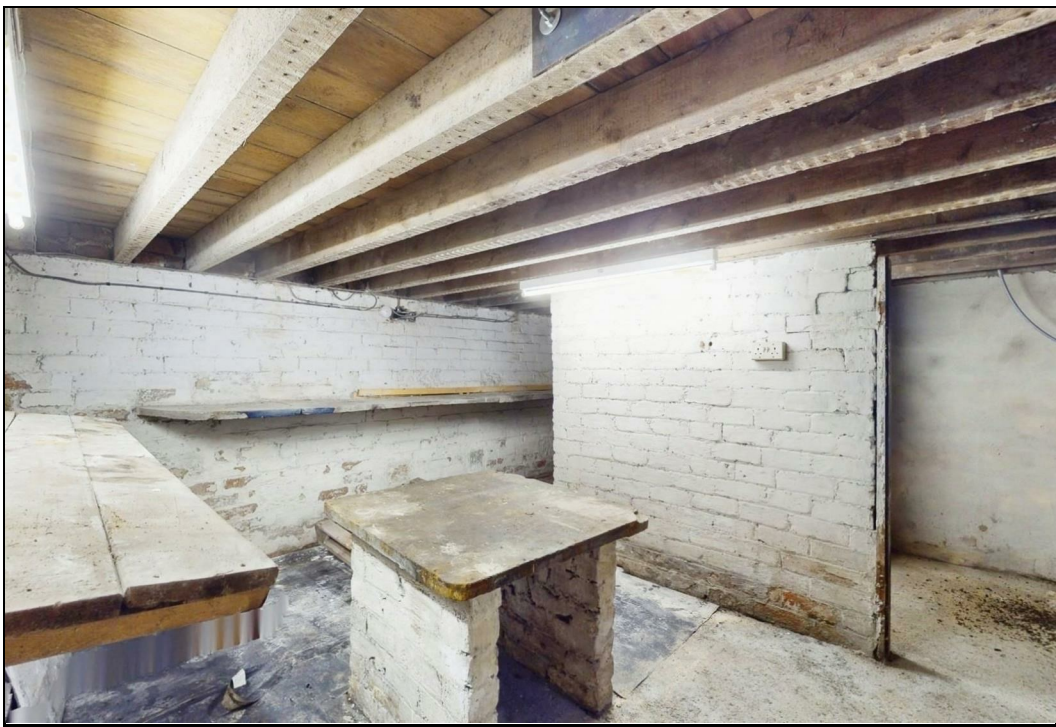
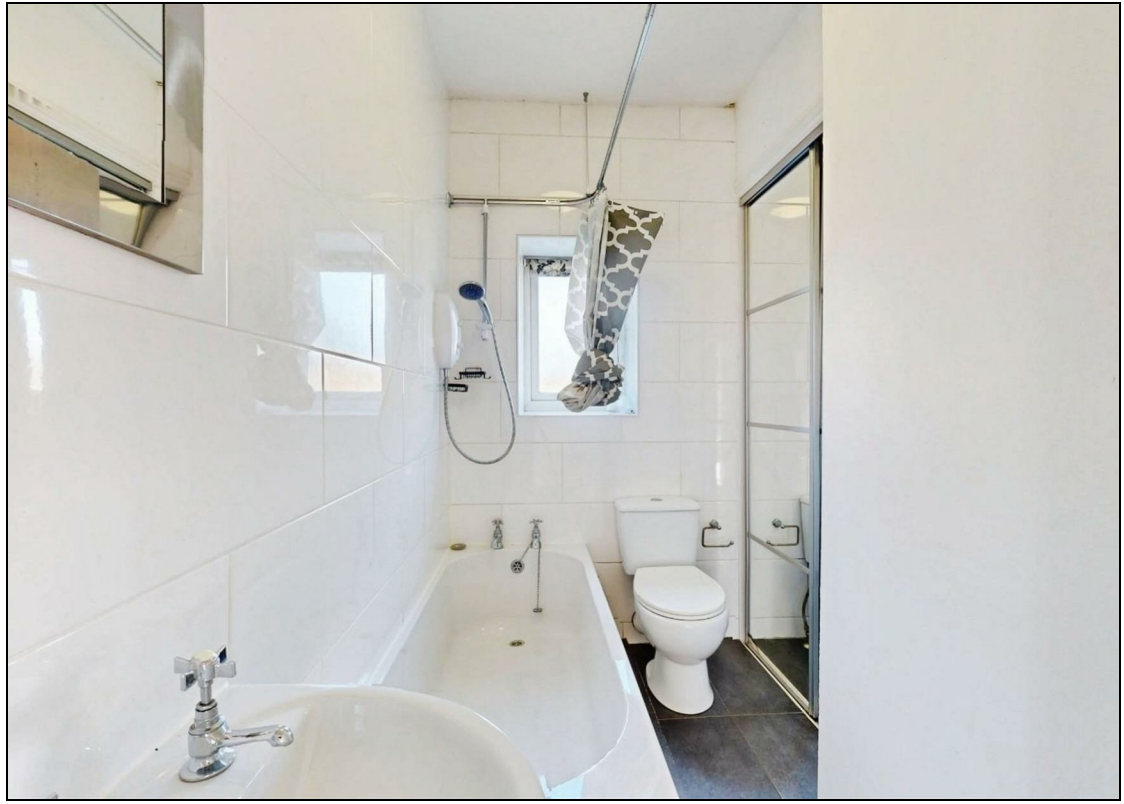


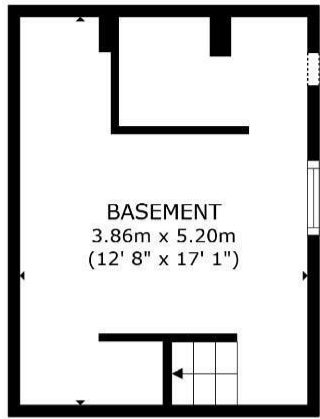
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KEY FEATURES

- THREE BEDROOMS
- STONE BUILT END OF TERRACE HOUSE
- LOW MAINTENANCE GARDENS TO FRONT AND REAR
- SET OVER TWO FLOORS PLUS CELLAR
 - POPULAR VILLAGE LOCATION
 - NO CHAIN
 - COUNCIL TAX BAND B
 - EPC RATING D

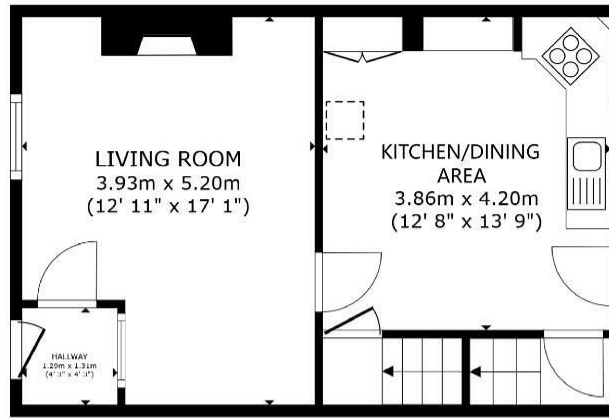






BASEMENT
3.86m x 5.20m
(12' 8" x 17' 1")

BASEMENT

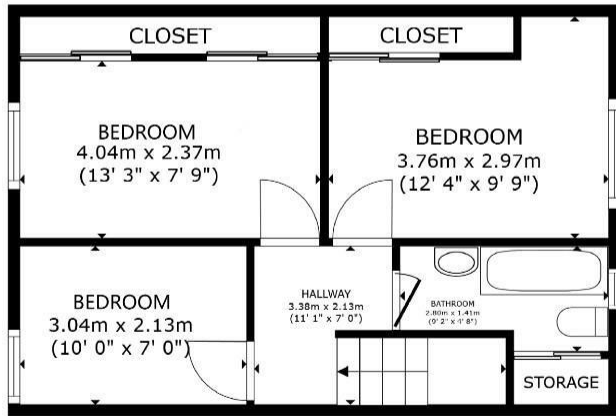


LIVING ROOM
3.93m x 5.20m
(12' 11" x 17' 1")

KITCHEN/DINING AREA
3.86m x 4.20m
(12' 8" x 13' 9")

HALLWAY
1.25m x 1.31m
(4' 1" x 4' 3")

FLOOR 1



BEDROOM
4.04m x 2.37m
(13' 3" x 7' 9")

BEDROOM
3.76m x 2.97m
(12' 4" x 9' 9")

BEDROOM
3.04m x 2.13m
(10' 0" x 7' 0")

HALLWAY
3.38m x 2.13m
(11' 1" x 7' 0")

BATHROOM
2.80m x 1.41m
(9' 2" x 4' 8")

STORAGE

FLOOR 2

GROSS INTERNAL AREA
BASEMENT 20.1 m² (216 sq.ft.) FLOOR 1 41.1 m² (442 sq.ft.) FLOOR 2 41.1 m² (442 sq.ft.)
TOTAL : 102.3 m² (1,101 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed on Burras Lane then take a right onto West Chevin Road, left onto Bradford Road then take the third exit at the roundabout onto A660. At the Burley roundabout take the first exit towards the next roundabout. Take the third exit into Burley in Wharfedale village and continue along Main Street. Continue along Main Street, go straight on at both mini roundabouts, and after approximately 300 metres the house can be located on the right hand side, identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
England & Wales EU Directive 2002/91/EC	