



Leather Bank | Burley In Wharfedale | LS29 7SF

£799,950

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WHITE**  
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# 12 Greenholme Cottages

Leather Bank |

Burley In Wharfedale | LS29 7SF

£799,950

Situated on the fringe of the village in a tranquil setting overlooking open countryside, Greenholme cottages perfectly balances a rural setting yet being within walking distance of the centre of the village and the train station. The property occupies an enviable position towards the edge of this exclusive development. The accommodation in brief comprises an entrance hallway, cloakroom off, dining kitchen, sitting room, library/garden room, four bedrooms the principal having en-suite facilities and a family bathroom. Outside the property has a double garage and two parking spaces. Enclosed level lawned gardens backing onto open fields. The property is also being sold with joint ownership of an orchard and a five acre paddock.

- Stone built cottage
- Rural setting
- Four bedrooms
- Double garage and parking
- Enclosed south facing lawned gardens
- Joint ownership of an orchard and five acre paddock
- Principal bedroom with en-suite bathroom facilities
- Bose Music system throughout the property
- Air conditioning to the sitting room and principal bedroom

## GROUND FLOOR

### Entrance Hall

With a stone floor, useful under-stairs cupboard and a further cupboard housing the heating system.

### Cloakroom

Concealed unit WC, wash stand with a circular basin and a tiled floor area.



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### Dining Kitchen

18'05 x 17'01 max (5.61m x 5.21m max)

A range of Oak wall and base units, coordinating granite work tops and upstands. Central island and a range of integral appliances to include an American fridge/ freezer, dishwasher, range cooker, microwave, washing machine and twin ceramic sinks. A window to the rear elevation and two windows to the front elevation. Spotlights to the ceiling.

### Sitting Room

19'09 x 12'08 (6.02m x 3.86m)

With a window to the rear elevation, Oak effect flooring, stone fireplace with a gas stove style fire inset on a stone hearth. Air conditioning. Open plan to:

### Library/Garden Room

19'07 x 9'07 (5.97m x 2.92m)

With built in floor to ceiling book shelves to two walls, French doors leading out on to the garden area and two windows to the side elevation. Oak effect flooring and spotlights.

### FIRST FLOOR

#### Landing

With a window to the rear elevation, loft access and a cupboard housing the water tank and providing useful airing space.

#### Loft space

A fully boarded extensive loft space which is the full length of the house. Accessed via a pull down ladder.

#### Bedroom One

13'0 x 12'07 (3.96m x 3.84m)

With a window to the front elevation and a range of built in furniture to include wardrobes and drawers. Spotlights to the ceiling. Air conditioning.

#### En-Suite Bathroom

12'06 x 6'05 (3.81m x 1.96m)

Double doors leading off the bedroom give access to a good sized ensuite bathroom briefly comprising double walk in shower, bath, wall mounted basin, concealed unit wc, two windows to the rear elevation and two fitted large wall mirrors. Heated towel rail and spotlights to the ceiling. Under floor heating.

#### Bedroom Two

9'09 x 8'01 (2.97m x 2.46m)

Window to the front elevation with a deep window sill and built in cupboards.

#### Bedroom Three

11'11 x 8'0 (3.63m x 2.44m)

Window to the front elevation with a deep window sill and spotlights to the ceiling.

#### Bedroom Four

9'10 x 7'03 (3.00m x 2.21m)

With a window to the rear elevation and spotlights to the ceiling.



## Bathroom

Comprising a bath, concealed unit wc, wall mounted wash basin, a corner shower cubicle a rainfall style shower over and a heated towel rail. Full tiled walls and floor area. Window to the rear elevation. Underfloor heating.

## Gardens

The garden wraps to the side and rear of the cottage mainly laid to lawn and bound by a dry stone wall. Paved patio area and pathway to the rear of the house. Extended rear garden beyond the dry stone wall providing further lawned area. A screened oil tank also lies to the side of the property and also provide a bin store area.

## Double Garage

17'04 x 17'03 (5.28m x 5.26m)

With electric up and over door, power and lights. Two additional parking spaces.

## Five Acre Field and Orchard

The property is sold with a share in Five Acre Field Ltd, a small company owned by residents of Greenholme Cottages which acquired a nearby field for the exclusive use of the shareholders. The company also recently acquired a small orchard again for the shared use of the shareholders.

## 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.

## Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

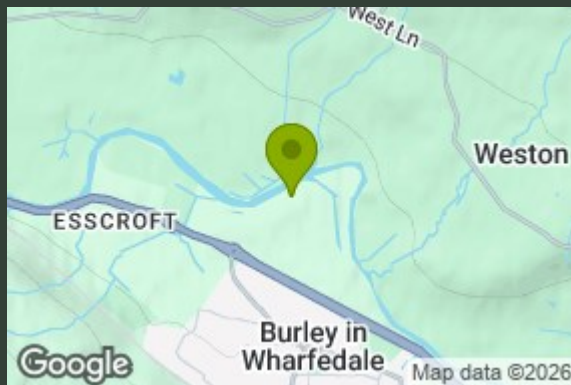
## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Greenholme cottages enjoys stunning uninterrupted views across open countryside.

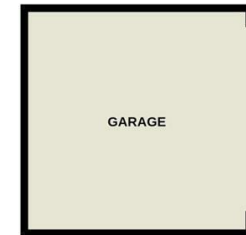




FIRST FLOOR  
678 sq.ft. (62.9 sq.m.) approx.



GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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