



Ron Lawton Crescent | | Burley in Wharfedale | LS29 7ST

£575,000

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A smart, stone built townhouse forming part of a well-established and highly regarded development in the heart of Burley in Wharfedale. Arranged over four floors, the property offers well proportioned accommodation including an impressive openplan kitchen and living area, five generous bedrooms, two featuring en-suite facilities, and a contemporary family bathroom.

Beautifully set within landscaped parkland grounds maintained for the exclusive enjoyment of residents, the home also benefits from its close proximity to open moorland and the village train station, making it an ideal choice for both commuters and outdoor enthusiasts.

- A versatile and deceptively spacious family home
- Spacious open plan living/dining/breakfast kitchen area
- Four further bedrooms
- Situated in a sought after residential area
- Principal suite to the second floor
- House bathroom, shower room and two ensuites

Ground Floor

Entrance Hall

14'3 x 10'02 (4.34m x 3.10m)

A welcoming and spacious hallway, with a tiled entrance area and Travertine tiled floor to the wider area. An understairs storage cupboard. Integral access to a store room (Originally an integral garage).

Utility Room

10'0 x 8'3 (3.05m x 2.51m)

With a continuation of the Travertine tiled floor, and a glazed door to the rear garden. A range of fitted wall and base units, coordinating work tops and a stainless steel sink and drainer. Plumbing for a washing machine and space for a dryer.

Shower Room

8'02 x 5'09 (2.49m x 1.75m)

Comprising a shower cubicle, pedestal wash basin and WC. Travertine tiled floor, tiled splashbacks and a heated towel rail. Window to the front elevation.



Versatile accommodation arranged over four floors and providing 2238 square metres of floor space.



Bedroom

11'04 x 9'10 (3.45m x 3.00m)

With French doors leading out onto the rear garden.

FIRST FLOOR

Open plan Kitchen and Dining space

20'11 x 17'07 max and 9'11 min (6.38m x 5.36m max and 3.02m min)

An open plan living dining kitchen space with a range of base and wall units, granite works tops, up-stands and splashbacks, recessed one and a half bowl sink unit. A generous central island with a built in circular sink and a five ring gas hob. Further integrated appliances include an AEG eye level oven, dishwasher, full size fridge and an under counter freezer. Hardwood flooring. A window and French doors lead onto a decked balcony to the rear elevation overlooking the garden area.

Sitting Room and Study Area

23'11 x 11'03 max and 8'00 min (7.29m x 3.43m max and 2.44m min)

Two French doors opening onto Juliet balconies to the front elevation. Hard wood flooring.

SECOND FLOOR

Landing area

Bedroom

13'10 x 12'03 (4.22m x 3.73m)

With two windows to the front elevation, wood effect flooring and built in wardrobes.

Ensuite Shower Room

8'8 x 3'11 (2.64m x 1.19m)

Comprising a double shower, pedestal wash basin, WC, tiled walls and laminate flooring.

Bedroom

13'04 x 11'06 (4.06m x 3.51m)

With a window to the rear elevation, laminate flooring and built in wardrobes.

Bedroom

10'01 x 8'10 (3.07m x 2.69m)

With a window to the rear elevation, a laminate flooring and a built in wardrobe.

Bathroom

9'01 x 8'02 (2.77m x 2.49m)

A generous family bathroom comprising a bath, shower cubicle, WC, and pedestal wash basin. Window to the front elevation. Part tiled walls and tiled floor area.

Third Floor

A useful landing space with two Velux windows bringing in extra light. Under eaves storage.

Principal Suite

15'04 x 13'04 (4.67m x 4.06m)

A light and bright principal room with five Velux windows providing excellent views. Access to useful eaves storage. Built in wardrobes.

Ensuite Bathroom

7'05 x 4'09 (2.26m x 1.45m)

Comprising a bath, close couple WC with sink on top, tiled effect floor covering and a heated towel rail. Velux window.

OUTSIDE

Parking

Block paved driveway providing off road parking.

Garden

An enclosed garden space to the rear mainly laid to lawn with flagged patio area. Electronically operated retractable canopy. Timber summerhouse.

Outside store room

9'05 x 9'03 (2.87m x 2.82m)

Previously an integral garage, currently separated into two rooms. An electronically operated up and over door. Could be readily returned to a garage if required.



Store Room

9'10 x 8'11 (3.00m x 2.72m)

Sectioned off and formally being part of the garage. A useful store room.

Additional Bin store

Situated in the covered porch area. A useful bin store.

Scalebor development

We are advised that the residents of the Scalebor development pay a yearly service charge for the communal grounds.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band

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.

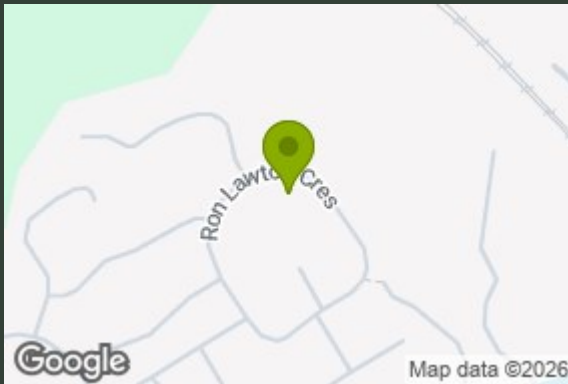
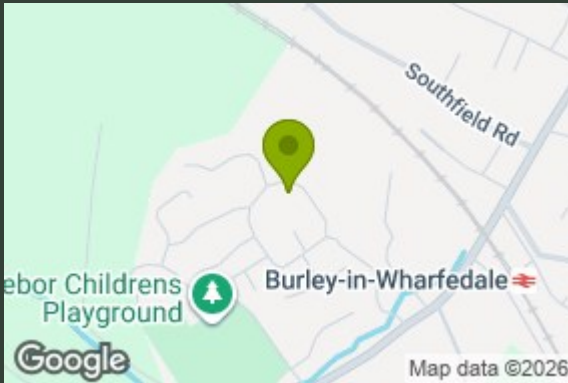
Please Note

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.



Situated in beautiful parkland grounds including football and cricket pitches, a children's park and close the moors.





TOTAL FLOOR AREA : 2239sq.ft. (208.0 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		78	85
(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	

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