



Scalebor Gardens | | Burley In Wharfedale | LS29 7BX

Asking price £765,000

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An exceptional extended detached family home, situated in the highly desirable setting of Scalebor Park. This impressive property has been completely remodelled by our clients to create seamless, light and airy living spaces, with a wonderful flow from room to room. No expense has been spared on the upgrades, resulting in a truly turnkey family home finished to an exceptional standard.

The accommodation briefly comprises an inviting entrance hall with cloakroom and generous storage cupboard, a stylish sitting room with bespoke media wall, and a fabulous open-plan kitchen living space. The contemporary kitchen flows seamlessly into a bright and airy garden room, which opens onto the patio area. Ingenious bi-fold windows behind the sink and worktop create a fantastic bar area, perfect for entertaining and enjoying the garden.

Arranged over the first and second floors are four well-proportioned bedrooms. The principal bedroom benefits from ensuite facilities, while all bedrooms feature fitted furniture. There is also a spacious double family shower room.

Externally, the garage has been converted into a versatile annexe, offering flexible accommodation suitable for a variety of uses, complete with shower room and additional external storage. The gardens are a particular highlight of this wonderful home, occupying a spacious corner plot with beautifully landscaped areas, multiple seating spaces to enjoy the sunshine, and mature, well-stocked borders. The property also benefits from off-road parking for at least three vehicles.

- Corner plot with exceptional landscaped gardens
- Four bedrooms
- Parking for three vehicles
- Versatile Annexe
- Bright garden room
- Modern kitchen from Burley Interiors

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with luxury vinyl tile flooring flowing seamlessly into the kitchen. The stairs leading to the first floor are fitted with a new Oak and glass balustrade from Burley Interiors. Additionally, there is a window to the side, a Hive heating control and a useful understairs cupboard which also houses the consumer unit.

Cloakroom

The downstairs cloakroom comprises a wall mounted vanity sink unit, WC, heated towel rail, tiling to the splash area, a fitted mirror, extractor fan and continued luxury vinyl tile flooring.



At the heart of the home is a contemporary kitchen by Burley Interiors, opening into a light-filled south-facing garden room that enjoys views of and access to the garden.



Dining Kitchen

16'8 x 12'5 (5.08m x 3.78m)

A beautifully appointed and stylish kitchen designed by Burley Interiors. The room features an impressive range of solid oak cabinetry, complemented by elegant coordinating quartz worktops, a one-and-a-half bowl recessed sink, Quooker boiling water tap, integrated spotlights and luxury vinyl tile flooring.

At the centre of the kitchen is a substantial island unit, providing both a practical workspace and a sociable focal point, enhanced by striking pendant lighting above. A generous worktop run extends towards the side elevation, where bi-fold windows open to create a unique indoor/outdoor bar area — an exceptional space for entertaining guests and enjoying a seamless connection with the garden.

The kitchen is comprehensively equipped with a range of high-quality appliances, including a Neff wine cooler, Stoves five-ring induction hob, oven and matching extractor fan, integrated dishwasher and fridge freezer. Practical features include a dedicated recycling unit, along with discreet provision for a washing machine and tumble dryer.

A wide opening leads from the kitchen into the adjoining living space, creating a wonderful sense of flow and making this an ideal area for both everyday family life and entertaining.

Garden Room

14'3 x 10'7 (4.34m x 3.23m)

This room has two thermal glass roof panels, a door and bifolds to the rear and an oversized window to the side elevation, all flooding the room with natural light. Additional features include an air conditioning unit, spotlights, luxury vinyl tile flooring, two vertical radiators, a built in cupboard and a large bench seat with ample useful storage underneath. Fitted air-conditioning unit.

Sitting Room

15'00 x 9'09 (4.57m x 2.97m)

This inviting sitting room has been fitted with a modern media wall, with built in storage cupboards, display shelves with LED lighting, and space for a flat-screen TV. A key feature is the electric fire, and the room has continuous luxury vinyl tile flooring, spotlights and a window to the front elevation.

FIRST FLOOR

Landing

With an airing cupboard housing the Worcester Bosch boiler, and fitted with useful shelving.

Study/Bedroom

7'0 x 10'8 (2.13m x 3.25m)

A versatile room, with a built in computer station, cupboards and floating shelving. This room also has a window to the rear elevation with attractive views.

Bedroom

9'4 x 11'7 (2.84m x 3.53m)

A double bedroom with fitted wardrobes and a window to the rear, providing views over Burley moor.

Bedroom

9'4 x 10'8 (2.84m x 3.25m)

Another double bedroom with fitted wardrobes and a window to the front elevation.

Shower Room

9'03 x 4'11 (2.82m x 1.50m)

The family shower room comprises a walk-in rainfall shower and extendable shower head. The shower also has a recessed shelf for storing products. Additionally, there is a heated towel rail, vanity sink unit and ceramic bowl, WC, extractor fan, spotlights, full tiled wall and luxury vinyl tile flooring.

SECOND FLOOR

Principal Bedroom

11'8 x 23'8 (3.56m x 7.21m)

This ample double bedroom has an extensive range of high-quality built in wardrobes, bedside tables, drawers and a dressing table, all from Wharfedale Interiors. Two south-facing Velux windows to the rear flood the room with natural light and provide stunning views to Burley moor. Additionally there is a dormer window to the front, an air conditioning unit, HIVE heating controls and a hatch to the loft space.



En Suite

9'04 x 5'04 (2.84m x 1.63m)

The ensuite comprises a walk-in rainfall shower with extendable shower head and a recessed shelf, vanity sink unit and ceramic bowl, WC, extractor fan, spotlights, full tiled walls and luxury vinyl tile flooring. There is also a Velux window to the rear.

OUTSIDE

Annex

12'03 x 8'09 (3.73m x 2.67m)

This converted garage provides a versatile additional space, fitted with spotlights, electric heating, and with ladder access to a boarded loft space.

Shower Room

5'08 x 5'10 (1.73m x 1.78m)

The annex also has a shower room, which includes a WC, corner shower cubicle, vanity sink, built in mirror with lighting, tiled splashback and tiled floor.

Store

Useful store cupboard that is part of the converted garage/annex.

Garden

A standout feature of this property is its beautifully landscaped south-facing garden. The garden room opens onto a circular ornamental patio, with steps leading down to a large artificial lawn bordered by mature flower beds. Arranged over two levels, the garden features paved and stone pathways connecting a variety of patio areas and a secluded woodland section with two pine trees and a copper beech tree. A high fence surrounds the garden, providing privacy and security, while a pergola with trailing clematis creates an attractive focal point. Ideal for entertaining and outdoor relaxation, the garden also benefits from a large shed, external power points and an outside tap.

Driveway

Providing parking for up to three cars.

CCTV

The property has three cameras for security which can be monitored online.

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.

Mobile Signal/Coverage

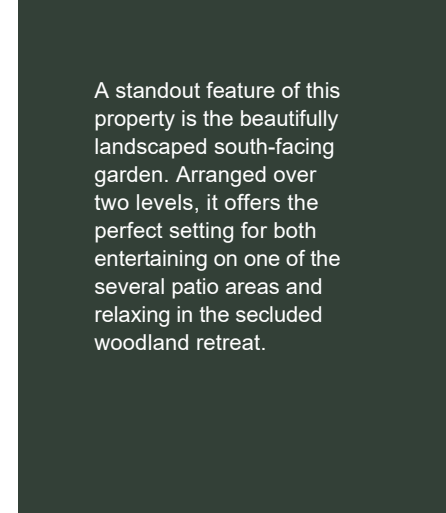
The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



A standout feature of this property is the beautifully landscaped south-facing garden. Arranged over two levels, it offers the perfect setting for both entertaining on one of the several patio areas and relaxing in the secluded woodland retreat.



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Total Area: 151.5 m² ... 1631 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		85
(81-91)	B		
(69-80)	C	77	
(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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