



Scalebor Gardens | Burley in Wharfedale | LS29 7BX

Asking price £489,000

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10 Scalebor Gardens |
Burley in Wharfedale | LS29 7BX
Asking price £489,000

A handsome stone-fronted semi-detached home providing generous and versatile four bedroomed, three bathroom accommodation arranged over three floors.

Nestled within a secluded cul de sac on the sought after Scalebor Park Estate, this exquisite property includes lawned gardens to the front and rear, off-street parking for two cars and a garage.

- Four Bedrooms & Three Bathrooms
- Gardens To Front & Rear
- Driveway & Garage
- Cul De Sac Location

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

13'7 x 4'11 (max) (4.14m x 1.50m (max))

A welcoming entrance hall including a useful store cupboard housing the boiler.

Cloakroom

With a hand wash basin and w.c.

Living Room

11'4 x 8'0 (3.45m x 2.44m)

An inviting reception room with a window providing an outlook over the front garden.

Dining Kitchen

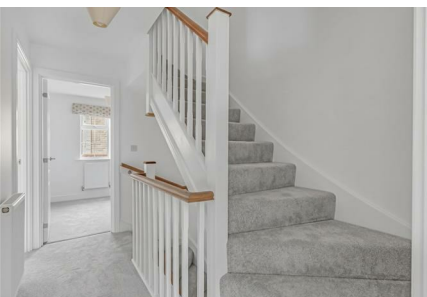
16'3 x 15'1 (4.95m x 4.60m)

Comprising a good range of base and wall units with coordinating work surfaces. Integrated appliances include an oven, microwave, four ring gas hob with hood over, dishwasher, fridge/freezer and a washing machine. An understairs store cupboard provides additional storage.

The dining area offers ample space for a table and chairs, while a pair of sliding glazed doors give direct access to the rear garden.



Arranged over three floors and nestled within a sought after cul de sac, 10 Scalebor Square offers versatile four bedroomed, three bathroom accommodation.



First Floor

Sitting Room

15'1 x 10'6 (4.60m x 3.20m)

With two windows to the front elevation.

Bedroom

11'9 x 8'2 (3.58m x 2.49m)

A double bedroom enjoying an outlook over the rear garden.

Bedroom

8'1 x 6'8 (2.46m x 2.03m)

With a window to the rear elevation.

Bathroom

7'6 x 5'0 (2.29m x 1.52m)

Comprising a bath, hand wash basin, w.c and a heated towel rail.

Second Floor

Landing

Including a cupboard housing the water cylinder.

Bedroom

13'1 x 9'8 (3.99m x 2.95m)

A generous double bedroom featuring a range of recessed wardrobes with sliding doors.

En Suite

8'0 x 4'6 (2.44m x 1.37m)

Including a walk-in shower, hand wash basin, w.c and a heated towel rail.

Bedroom

15'2 x 8'11 (4.62m x 2.72m)

A further double bedroom, with two windows to the rear elevation.

En Suite

8'0 x 3'10 (2.44m x 1.17m)

Featuring a walk-in shower, hand wash basin, w.c and a heated towel rail.

Outside

Gardens

To the front of the property is a lawned garden area. To the rear, one finds a low-maintenance South West facing garden consisting of a paved seating area with lawn beyond.

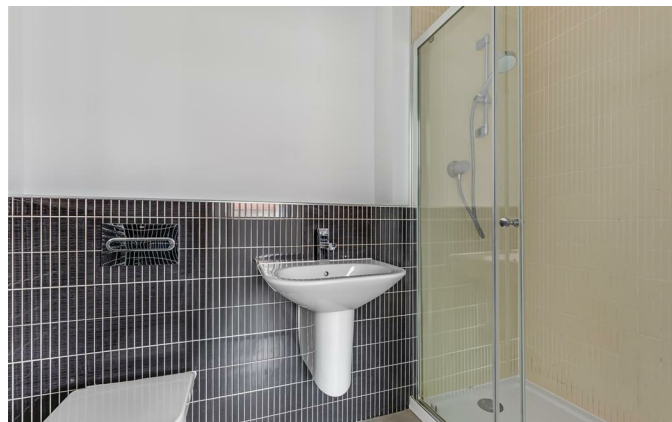
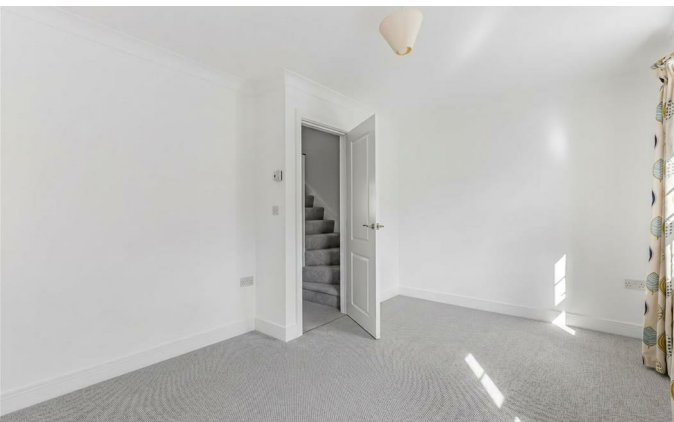
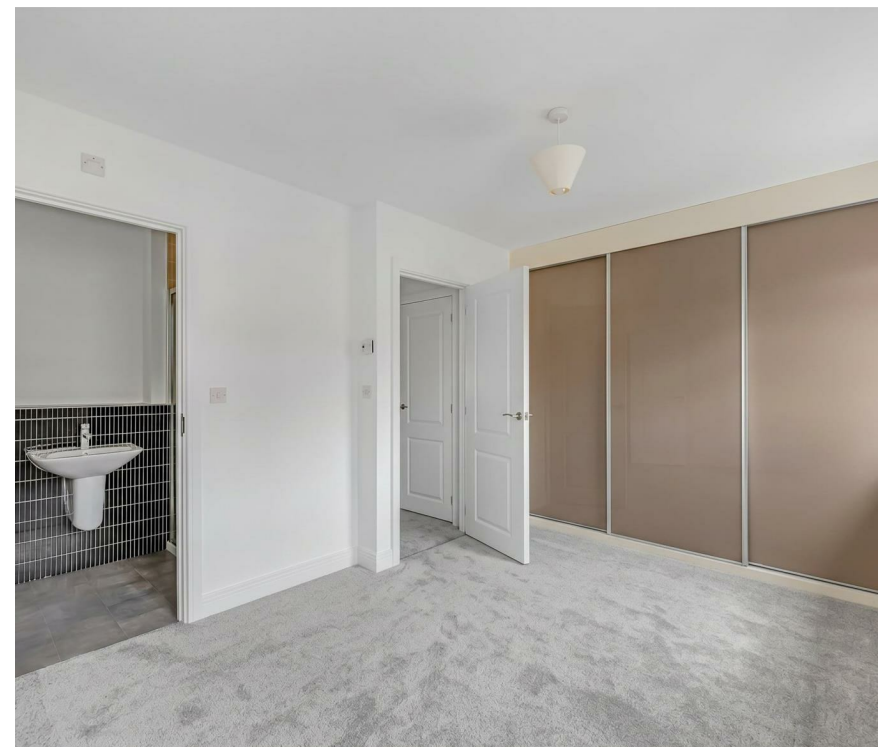
Garage

16'6 x 9'9 (5.03m x 2.97m)

Accessed via an up and over door and including light plus power.

Driveway

A block paved driveway provides off-street parking for two cars.



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.

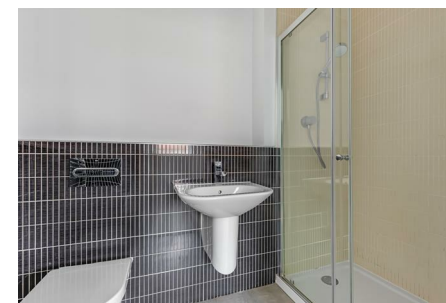
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

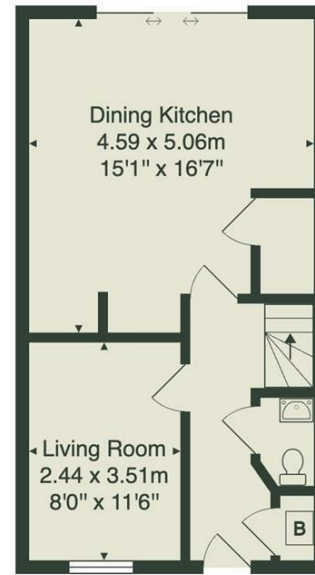
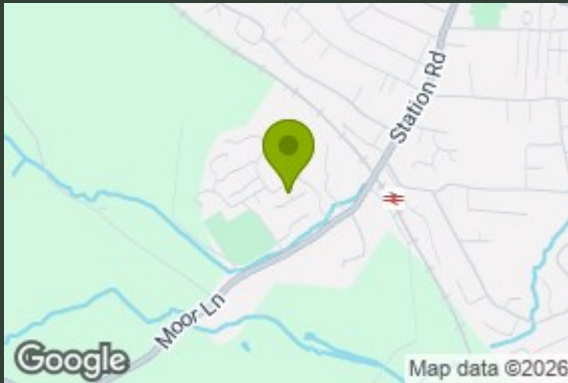
Council Tax

City of Bradford Metropolitan District Council Tax Band E.

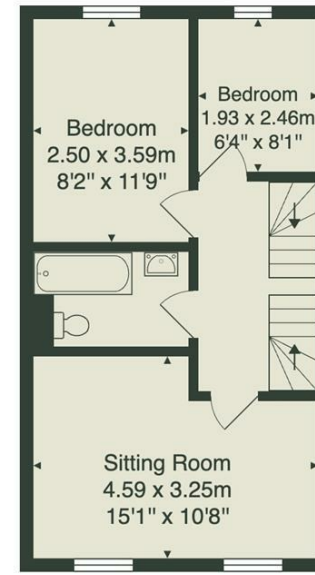


Residents of Scalebor Park enjoy access to a shared sports field and scenic woodland walks, while being within easy reach of Burley in Wharfedale train station.

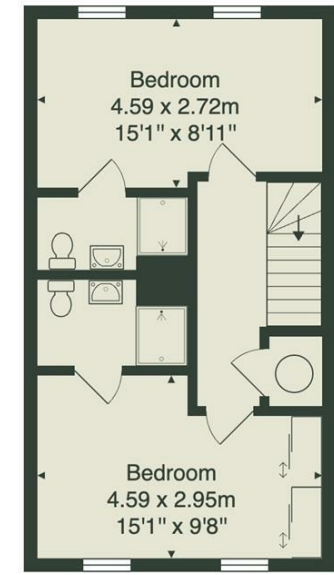




Ground Floor



First Floor



Second Floor

Total Area: 119.9 m² ... 1290 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			
(81-91) B		81	84
(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	

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