



# 15 NORTH PARADE, BURLEY IN WHARFEDALE LS29 7JR

**Asking price £270,000**

## FEATURES

- Stone Built Three Bedroomed End Terraced House
- Modern Appointed Breakfast Kitchen And Utility Room
- Smart Modern Three Piece Bathroom Complemented By Fully Tiled Walls & Flooring
- EPC Rating D / Tenure Freehold / Council Tax B
- Sitting Room With Focal Fireplace And Built In Alcove Cupboards
- Three Bedrooms, Two Doubles And One Single
- Enclosed Westerly Facing Garden To The Rear
- Offered With The Advantage Of Having NO ONWARD CHAIN.



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BARRACLOUGH**  
ESTATE AGENTS



# Centrally located 3 bedroom end terraced with no on onward chain

Nestled in the charming village of Burley In Wharfedale, this delightful end terrace house on North Parade presents an excellent opportunity for both families and professionals alike. With three well-proportioned bedrooms, a smartly appointed kitchen with a utility room off and a comfortable reception room, this property offers ample space for relaxation and entertaining.

The house boasts a modern bathroom and is offered with the advantage of no onward chain, making it an ideal choice for those looking to move in without delay. The enclosed garden to the rear enjoys a westerly aspect that allows for plenty of afternoon and early evening sunshine—perfect for summer gatherings or quiet evenings outdoors.

Situated on a peaceful no-through road, this home is conveniently located just a short stroll from the village centre, which features a wonderful selection of cafes, pubs and shopping outlets. Families will appreciate the easy walking distance to outstanding local primary schools, ensuring that education is readily accessible. Additionally, the nearby train station provides excellent transport links to the bustling city centres of Leeds and Bradford, making commuting a breeze.

This property combines comfort, convenience, and a lovely community atmosphere, making it a fantastic place to call home. Don't miss the chance to view this charming residence in a sought-after location. To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley providing a good range of local shops, post office, doctors surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. An excellent rail service to both Leeds and Bradford city centres and the nearby town of Ilkley is also available from the village station. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moors whilst the Yorkshire Dales National Park is only a short drive away.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## **Sitting Room 13'11" x 13'9" (4.24m x 4.19m)**

Having a focal fireplace to the chimney breast, the sitting room also includes a central heating radiator, window and door to the front elevation.

## **Kitchen 13'9" x 9'2" (4.19m x 2.79m)**

Offering a comprehensive range of fitted kitchen units in grey with contrasting lighter quartz styled worktops over and a sink unit inset. The kitchen includes an integrated dishwasher, an electric oven and hob with an extractor hood over. Space for an American Fridge Freezer. Central heating radiator and a window looking over the rear garden.

## **Utility Porch**

Very useful addition having a worksurface with a double cupboard below that provides plumbing and space for a washing machine and a tumble dryer. Door to the rear garden.

## **Basement Cellar**

With a light point.

## **First Floor Landing**

Central heating radiator and access to the following rooms:

## **Bedroom 1. 13'9" x 11' (4.19m x 3.35m)**

Built in cupboard to one alcove, a central heating radiator and a window to the front elevation.

## **Bedroom 2. 9'2" x 7' (2.79m x 2.13m)**

Central heating radiator and a window looking out over the rear garden.

## **House Bathroom**

Fitted with a smart modern three piece suite that comprises a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel rail, fully tiled walls and flooring together with a window to the rear.

## **Second Floor**

## **Bedroom 3. 17'3" max x 13'9" max (5.26m max x 4.19m max)**

An excellent proportioned bedroom having a pitched ceiling with three Velux windows to the rear and a further one to the front. Central heating radiator, storage cupboard and eaves storage space.

## **Outside**

To the rear the property has a flagged patio area in an Indian stone, which then leads on to a covered sitting / BBQ area with an artificial lawn. The garden is enclosed by fencing and enjoys a westerly aspect, perfect for the afternoon and early evening sunshine.

## **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800



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Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to:  
<https://checker.ofcom.org.uk>

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Burley In Wharfedale Conservation Area

### **Council Tax**

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### **Viewing Arrangements**

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### **Opening Hours**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.



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### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Please Note**

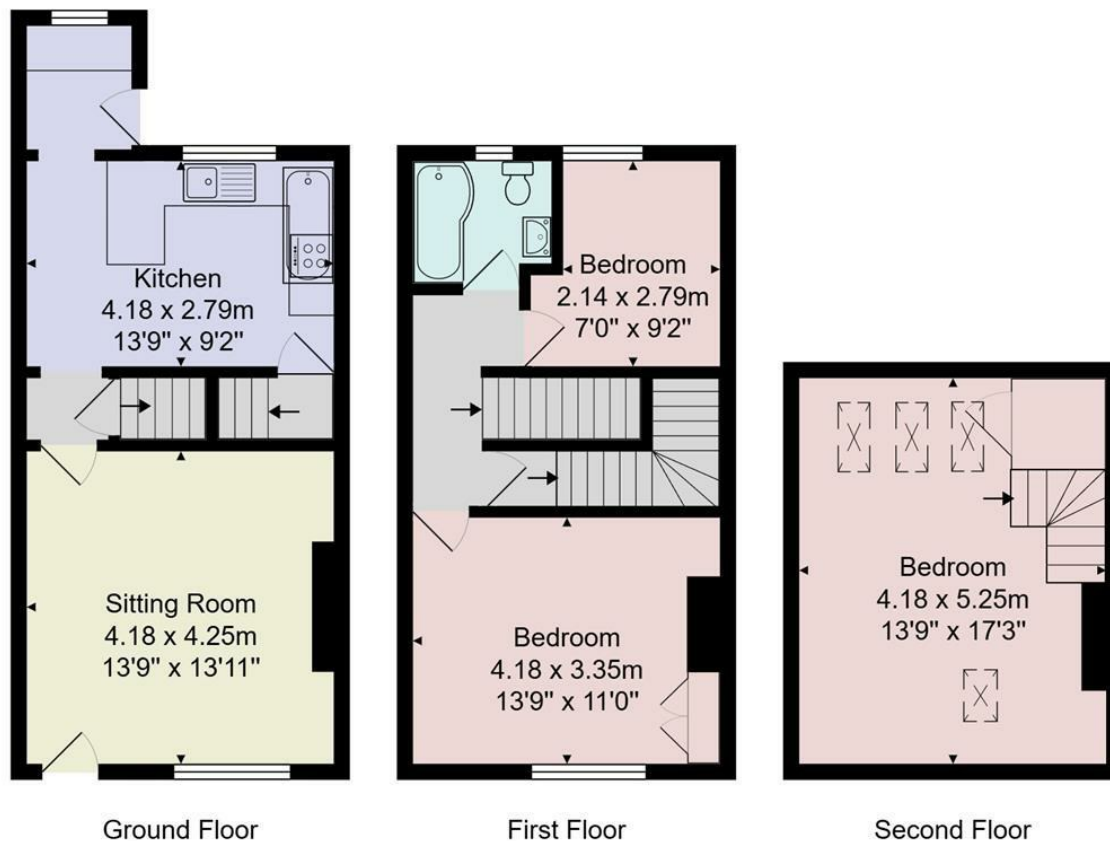
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

### **Material Information**

Please note that a structural engineer's report has highlighted works required to the property. The report is available to view upon request.



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Total Area: 93.2 m<sup>2</sup> ... 1003 ft<sup>2</sup>

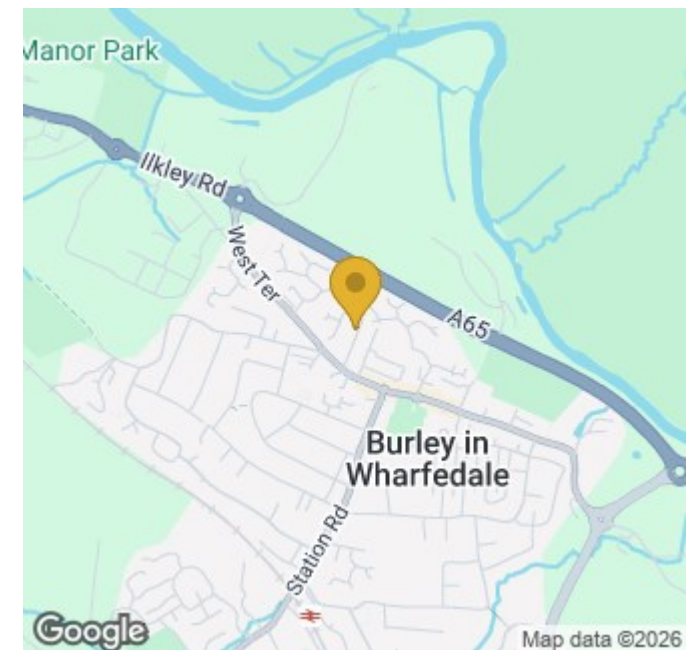
All measurements are approximate and for display purposes only.

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		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010

E: [info@shanklandbarracclough.co.uk](mailto:info@shanklandbarracclough.co.uk)

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