



56 HALL DRIVE, BURLEY IN WHARFEDALE LS29 7LP

Asking price £425,000

FEATURES

- Two Double Bedroomed Detached Bungalow In A Very Popular Location
- Sitting Room With A Focal Fireplace And A Separate Dining Room
- White Three Piece Bathroom Fitted With A Walk In Shower
- EPC Rating D / Tenure Freehold / Council Tax Band D
- Conservatory Additions To The Front And To The Rear
- Nicely Appointed Kitchen With Built In Appliances
- Southerly Facing Rear Garden, Driveway And Garage
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Bungalow - Detached located in Burley In Wharfedale

Nestled in the highly sought-after area of Hall Drive, Burley In Wharfedale, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for small families, couples, or individuals looking to downsize.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The smartly appointed kitchen, complete with built-in appliances, is perfect for culinary enthusiasts and offers a practical yet stylish environment for meal preparation. Additionally, the conservatory additions at both the front and rear of the property create delightful spaces to enjoy the surrounding gardens, allowing natural light to flood in and offering lovely views of the neat outdoor areas.

Parking is a breeze with a driveway complemented by a detached garage for added convenience. The gardens are well-maintained, featuring a southerly facing rear that invites sunlight throughout the day, making it an ideal spot for outdoor gatherings or simply enjoying a quiet moment in nature.

Offered with the advantage of having no onward chain, this bungalow is ready for you to move in and make it your own. Its prime location ensures easy access to local amenities and transport links, making it a perfect choice for those who value both tranquillity and convenience. Don't miss the chance to view this delightful property and experience the charm of Burley In Wharfedale for yourself.

To arrange your viewing, please call Shankland Barraclough Estate Agents in Otley for your individual appointment time.

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:

Front Conservatory 15'1" x 5'7" (4.60m x 1.70m)

A very pleasant entrance into the bungalow having windows and door to the front elevation and a central heating radiator.

Hallway

Central heating radiator and access to the following rooms:

Sitting Room 15'1" x 11'5" (4.60m x 3.48m)

A lovely reception room having a focal fireplace with a gas real flame fire inset, a central heating radiator, window to the front conservatory and sliding doors that give access to the dining room.

Dining Room 10'1" x 8'9" (3.07m x 2.67m)

Central heating radiator, windows and a glazed door to the rear conservatory and a connecting door to the adjacent kitchen.

Kitchen 14'6" x 8'5" (4.42m x 2.57m)

Offering a comprehensive range of smartly appointed kitchen units having worksurfaces over and a sink unit inset. The kitchen includes a built in eye line oven and a four ring gas hob. Space and plumbing for a washer and space for a fridge-freezer. Windows and a glazed door to the conservatory and views of the rear garden.

Rear Conservatory 28'8" x 5'2" (8.74m x 1.57m)

The perfect area in which to enjoy a good book or the paper, looking out over the southerly facing rear garden. Central heating radiator, a ceiling fan for those warmer days, windows and French doors to the private rear garden.

Bedroom 1. 12'4" x 11'10" (3.76m x 3.61m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 10'11" x 10'1" max (3.33m x 3.07m max)

Central heating radiator and a window to the rear conservatory.

Bathroom

Fitted with a three piece suite comprising a walk in shower with a glazed enclosure, a wash hand basin and a low level w.c. Complemented by fully tiled walls, a central heating radiator and a window to the side elevation.

Outside

To the front elevation is a neat gravelled garden for lower maintenance. A private driveway provides off road parking and leads past the side of the property and on to a detached garage.



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The garden to the rear is predominately laid to lawn with a selection of conifers and shrubs to the borders providing interest and colour all year around.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 46 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers at various levels. For further information please refer to:

<https://checker.ofcom.org.uk>

Council Tax

City of Bradford Metropolitan District Council Tax Band D.

For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Flood Risk Summary

Surface Water - Very Low to Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website

<https://www.gov.uk/check-long-term-flood-risk>

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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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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

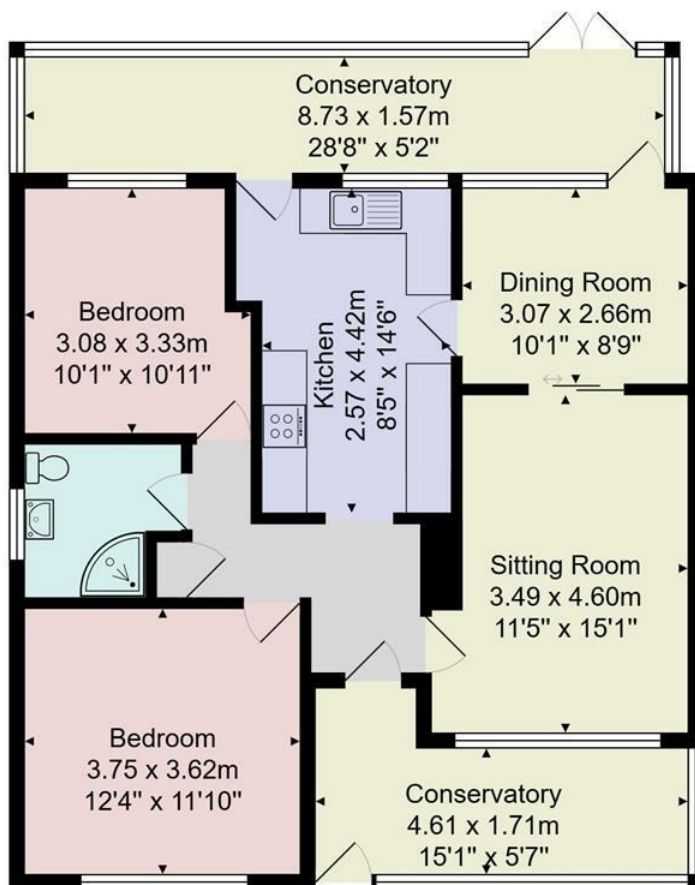
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.



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Total Area: 100.2 m² ... 1079 ft²

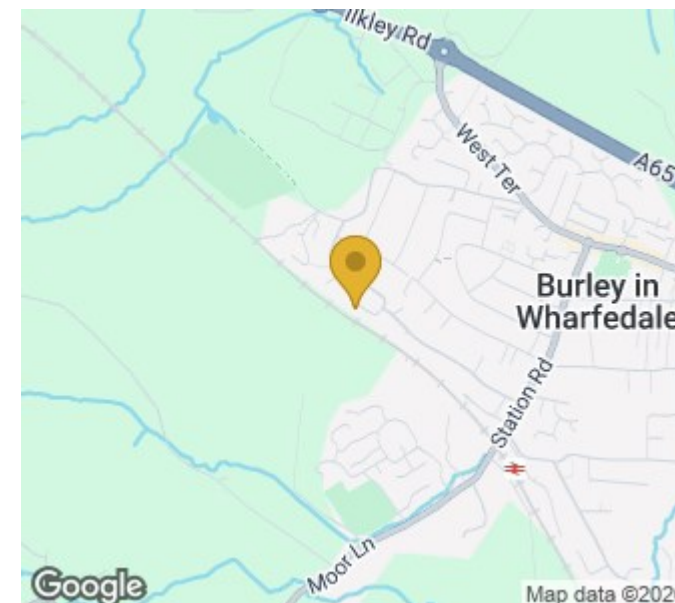
All measurements are approximate and for display purposes only.

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	
(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

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