



Greenhow Park | | Burley In Wharfedale | LS29 7LZ

£520,000

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3 Greenhow Park | Burley In Wharfedale | LS29 7LZ £520,000

A well-presented and thoughtfully laid out detached family home, pleasantly situated in a quiet backwater residential location. The property enjoys open countryside close by, including a nearby nature reserve and a selection of enjoyable walking routes. The village amenities are also within easy reach, including a train station providing regular services to Leeds, Bradford and beyond.

The accommodation briefly comprises a welcoming entrance hall, a useful downstairs cloakroom, and a spacious open-plan dining kitchen with French doors opening directly onto a raised decked seating area. There is also a well-proportioned living room, ideal for both family life and entertaining. To the first floor are four good-sized bedrooms and a family bathroom.

Externally, the property benefits from a driveway and garage. To the rear is an attractive enclosed garden featuring a stone-flagged patio arranged over two levels, a lawned area, and a generous decked seating space, well suited to outdoor dining and relaxation.

- Four bedroomed detached property
- Open plan dining kitchen
- Well connected with open countryside
- Private and secure rear garden
- Single garage
- Generous decked area
- Train station within a short walk
- Situated on the edge of the village in a semi rural setting

GROUND FLOOR

Entrance hallway

A welcoming hall with a composite, glazed entrance door and attractive port hole style window to the side. Engineered oak flooring and stairs to the first floor.

Downstairs Cloakroom

With a wash basin, concealed unit WC and a heated towel rail. A window to the side elevation and engineered oak flooring.



The property enjoys open countryside close by, including a nearby nature reserve and a selection of enjoyable walking routes.



Dining Kitchen

26'0 max x 10'05 max (7.92m max x 3.18m max)

A light and airy open-plan kitchen offering ample space for a dining table and chairs, seamlessly flowing out onto the large decked area via a set of French doors.

There is an extensive range of wall and base units complemented by granite worktops and upstands, incorporating a one-and-a-half bowl inset sink. Integrated appliances include an AEG eye-level oven, microwave combi oven, dishwasher, freezer, and a five-ring gas hob with extractor hood over. There is additional space and plumbing for a washing machine, fridge, and tumble dryer.

A large household cupboard houses the boiler and provides useful full-height storage. There is a further door to the side elevation and a window to the rear. The room is finished with engineered oak flooring throughout.

Sitting Room

19'10 x 11'06 (6.05m x 3.51m)

A light and spacious room with a window to the front elevation.

FIRST FLOOR

Landing

With a window to the side elevation and loft access point.

Bedroom One

12'07 x 10'07 (3.84m x 3.23m)

A well proportioned room, with a window to the front elevation.

Bedroom Two

13'0 max x 10'09 max (3.96m max x 3.28m max)

With a window to the front elevation.

Bedroom Three

11'05 x 8'10 (3.48m x 2.69m)

With a window to the rear elevation.

Bedroom Four

8'03 x 7'11 (2.51m x 2.41m)

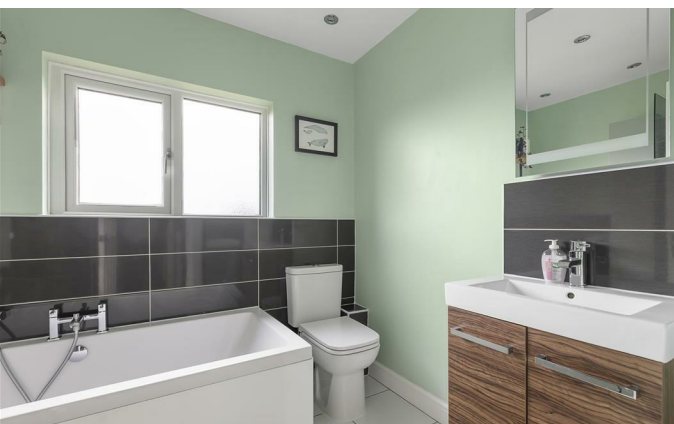
With a window to the rear elevation.

Bathroom

8'04 x 6'08 (2.54m x 2.03m)

Comprising a vanity sink unit, WC, shower enclosure, bath and a heated towel rail. There is a window to the rear elevation, tiling to the floor and splash areas. Spotlights to the ceiling.

Outside



Gardens

To the front of the property there is a lawned garden with a shrub border. Steps lead down to the front door, alongside a further stone-flagged patio area with a gravel border.

To the rear, a large decked terrace is accessed directly from the kitchen, with steps leading down from the decking to the lawned garden. There is also a generous stone-flagged patio arranged over two levels, providing excellent space for outdoor seating and entertaining. The garden is enclosed by secure fencing and mature hedging, offering a good degree of privacy.

Garage and Driveway

17'07 x 9'0 (5.36m x 2.74m)

There is a tarmacadam driveway leading to the garage with an up and over style door and fitted with power and lighting.

Council Tax

City of Bradford Metropolitan District Council Tax Band

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.

Offer Acceptance & AML Regulations

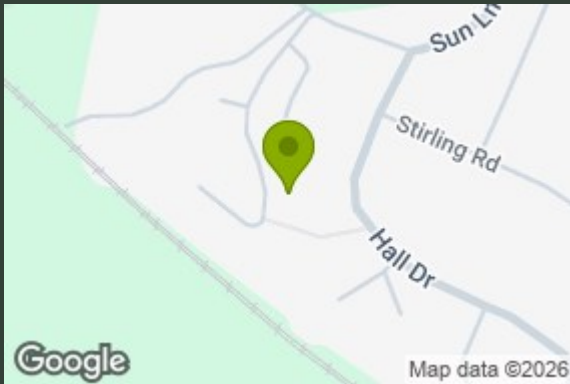
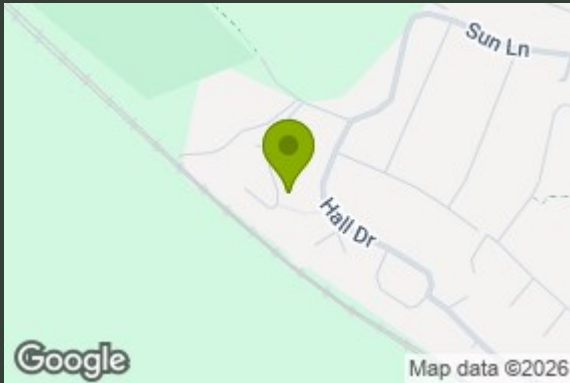
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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.

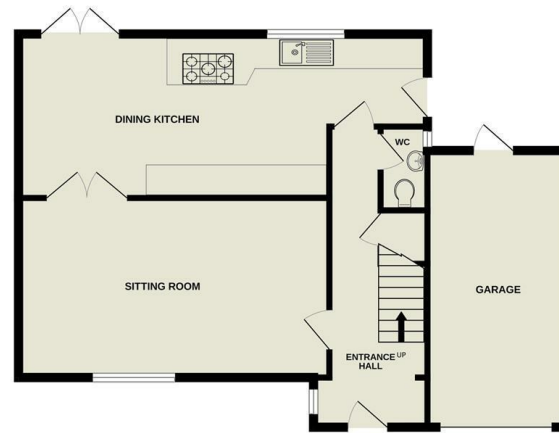
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



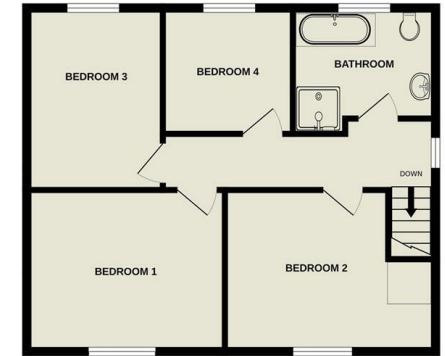
The village amenities are also within easy reach, including a train station providing regular services to Leeds, Bradford and beyond.



GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



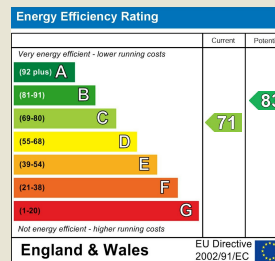
FIRST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1373sq.ft. (127.6 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		
(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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