



Prospect Road | | Burley in Wharfedale | LS29 7PN

Asking price £325,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Prospect Road |
Burley in Wharfedale | LS29 7PN
Asking price £325,000

An attractive traditional semi detached house standing within a good sized level garden and overlooking allotments to the rear. The property is ideally located in Burley in Wharfedale, within a short walk of local primary schools and transport services. It incorporates a sitting room, conservatory and a fitted kitchen on the ground floor whilst at first floor level there are three bedrooms and a shower room with a modern white suite. There is a garage and further off road parking in the driveway.

- Attractive Semi Detached House
- Directly Adjoining Allotments To Rear
- Sitting Room & Conservatory
- Fitted Kitchen
- 3 Bedrooms & Shower Room
- Enclosed Lawned Rear Garden
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Council Tax Band C
- EPC Rating D

GROUND FLOOR

Reception Hall

With a double glazed entrance door.

Sitting Room

16'6" x 12'11" (5.03m x 3.94m)

With a solid fuel stove on a stone hearth. 2 wall light points. Glazed double doors lead to:

Conservatory

11'1" x 8'8" (3.38m x 2.64m)

With a laminate floor and glazed double doors leading to the rear garden.

Kitchen

16'5" x 11'9" (max) (5.00m x 3.58m (max))

With a stainless steel sink unit and a range of base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Integrated appliances include a fridge, freezer, electric oven, hob with extractor over and a microwave cooker. Plumbing for an automatic washer. Glazed double doors leading to the rear garden.

FIRST FLOOR



An attractive traditional semi detached house standing within a good sized level garden and overlooking allotments to the rear. The property is ideally located within a short walk of local primary schools and transport services.



Landing

Leading to:

Bedroom

11'7" x 10'3" (3.53m x 3.12m)

With a laminate floor.

Bedroom

10'10" x 10'0" (3.30m x 3.05m)

With a range of full width recessed wardrobes.

Bedroom

10'0" x 6'3" (3.05m x 1.91m)

Shower Room

With a modern white suite comprising a wash basin with a cupboard beneath, low suite wc and a walk in shower. Recessed spotlights.

OUTSIDE

Garage

21'6" x 10'3" (6.55m x 3.12m)

With an up and over door.

There is additional off road parking in the driveway leading to the garage.

Garden

The property stands on a good sized level plot. There is an easily maintained garden to the front of the house. To the rear there is a larger lawned level garden, enclosed by a recently renewed fence and directly adjoining East End allotments to the rear.

Burley in Wharfedale

Burley in Wharfedale is the quintessential Yorkshire village, situated just 3 miles from Ilkley town centre and 13.5 miles from Leeds City centre. Located towards the top of the village, the train station provides regular links to Leeds, Bradford and London. The village itself features a wonderful blend of amenities from coffee shops, a local cooperative, library, doctors surgery and play park.

There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's Harry Brook. With the backdrop of the Moors and the River Wharfe being a prominent feature, it really is a fabulous setting for walks, adventure and raising a family.

Council Tax

City of Bradford Metropolitan District Council Tax Band C

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.

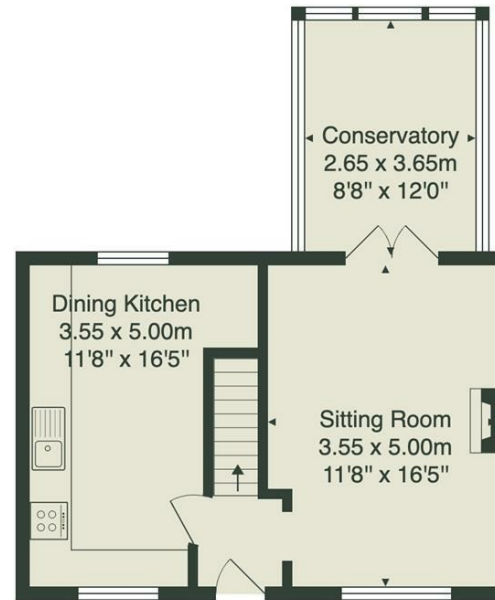
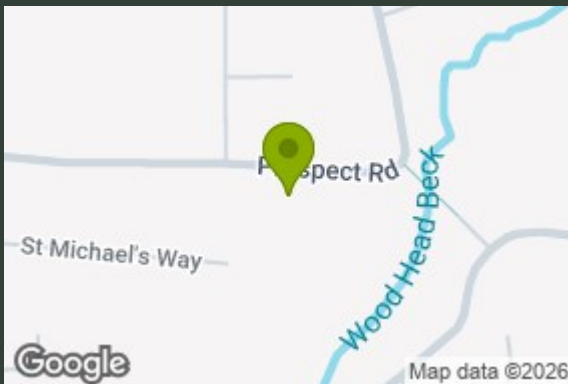
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Please Note

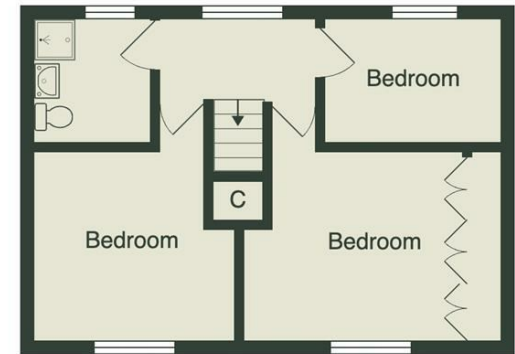
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

Tenure

We are informed by the client/s that the property is Freehold.



Ground Floor



First Floor

Total Area: 82.7 m² ... 890 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	86
(81-91) B	
(69-80) C	66
(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	

139 Bolling Road

Ben Rhydding

Ilkley

West Yorkshire

LS29 8PN

01943 661141

ilkley@tranmerwhite.co.uk

<https://www.tranmerwhite.co.uk/>