



17 HILL CRESCENT, BURLEY IN WHARFEDALE LS29 7QG

Asking price £725,000

FEATURES

- Deceptively Spacious Extended Four Bedroom Detached House
- Spacious Dining Kitchen & Utility Room
- Block Paved Driveway And A Garage Store
- Close To Open Countryside Walks, Walking Distance Of The Local Primary Schools & The Train Station
- Two Excellent Proportioned Reception Rooms
- Downstairs Shower & WC, Upstairs Bathroom WC & En-Suite Bathroom & Shower WC
- Private Gardens To All Sides Including Lawns & Patio Areas
- The Tenure Of This Property Is Freehold. Council Tax Band F And The EPC Rating Is D



SHANKLAND
 BARRACLOUGH
ESTATE AGENTS

4 Bedroom House - Detached located in Burley In Wharfedale

Nestled in the charming Hill Crescent of Burley In Wharfedale, this delightful detached house, built around 1946, offers a perfect blend of comfort and convenience. Spanning an impressive 2,005 square feet, the property boasts two generous reception rooms, ideal for both relaxation and entertaining. The spacious dining kitchen, complemented by a useful utility room, provides a wonderful space for family gatherings and culinary adventures.

With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The principal bedroom features a large ensuite, ensuring privacy and comfort, while the first floor also includes a stylish house bathroom. For added convenience, a shower room and WC are located on the ground floor.

The property is set within a highly sought-after neighbourhood, known for its lovely selection of individual homes and a strong sense of community. Residents will appreciate the proximity to open countryside walks, perfect for nature enthusiasts, as well as the convenience of nearby primary schools and the train station, making commuting a breeze.

Outside, the neat block-paved driveway accommodates private parking and leads to an integral garage. The privately enclosed gardens provide a tranquil retreat, ideal for outdoor relaxation or entertaining guests.

This home is a rare find in a popular area, combining spacious living with a picturesque setting. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the benefits of modern living.

To arrange your viewing of this deceptively spacious family home, 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:

Entrance Hallway

A welcoming entrance hallway having attractive flooring, a central heating radiator and the staircase to the first floor.

Sitting Room 17' x 15'9" (5.18m x 4.80m)

Feature corner fireplace with a gas living flame fire inset, this spacious sitting room is the perfect relaxation area for all the family to enjoy. Central heating radiator, windows and a glazed door allows excellent natural light into this fine room.

Family Room 11'4" x 11'3" (3.45m x 3.43m)

Central heating radiator and a window to the front elevation.

Dining Kitchen 15'9" x 19'4" maximum (4.80m x 5.89m maximum)

Offering a comprehensive range of fitted kitchen units with worksurfaces over and a sink unit inset. Range style cooker included as is the integrated dishwasher. Central heating radiator, windows and French doors to the rear garden.

Utility Room 7'11" x 7'10" (2.41m x 2.39m)

Fitted kitchen units, space and plumbing for a washer, a central heating radiator and windows to the side and rear elevations.

Downstairs Shower Room & WC

Fitted with a three piece suite in white comprising a step in shower, a wash hand basin and a low level wc. Complemented by tiled walling, an extractor fan and a central heating radiator.

Guest Bedroom 4. or A Home Office 10'8" x 6'6" (3.25m x 1.98m)

An ideal bedroom for your guests being next to the shower room & wc. Central heating radiator and a window to the side elevation.

First Floor Landing

Long window to the rear throwing excellent natural light into the landing and stairwell.

Bedroom 1. 22'1" x 13'11" (6.73m x 4.24m)

A fantastic and luxurious proportioned principle bedroom having a window to the rear together with two Velux styled windows to the front. Central heating radiator.

En-Suite

A large en-suite, fitted with a four piece suite in white comprising a panelled corner bath, a shower cubicle, twin wash hand basins and a low level wc. Tiled walls and flooring, a central heating radiator and Velux styled windows.

Bedroom 2. 22'6" x 9'6" (6.86m x 2.90m)

Once again an excellent sized bedroom having a central heating radiator, window to the rear and a Velux styled window to the front.

Bedroom 3. 13'10" x 8'1" max (4.22m x 2.46m max)

Another good sized double bedroom having a window and a central heating radiator.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin to a modern vanity unit and a low level wc. Chrome central heated towel rail, tiled walling and a Velux styled window.

Outside

To the front is a neat block paved driveway providing off road parking and leading to the garage store (13'7" x 7'10") ideal for bikes and garden equipment etc. The gardens then wrap around all sides of the house with lawns and patio areas privately enclosed by hedging providing a peaceful retreat in the summer months.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Private

Council Tax

City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

Flood Risk Summary

Surface Water - Very 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>

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, 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.

Offer Acceptance & AML Regulations

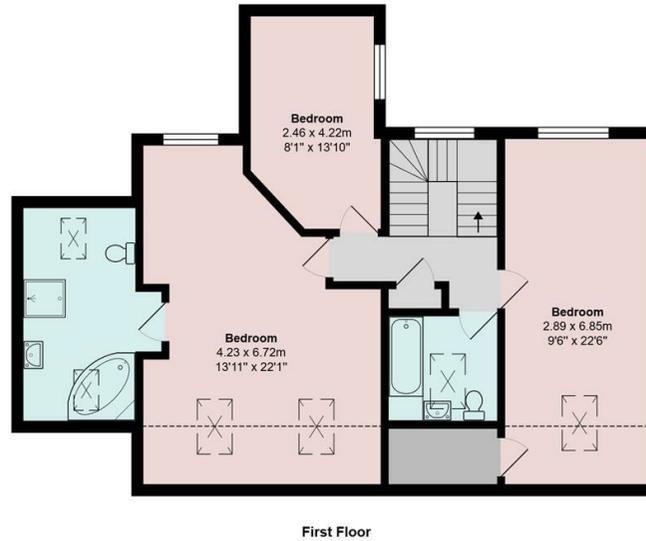
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 186.3 m² ... 2005 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

