



# 1 JILL KILNER DRIVE, BURLEY IN WHARFEDALE LS29 7SQ

Asking price **£265,000**

## FEATURES

- Stunning Two Double Bedroomed Ground Floor Apartment
- Large Open Plan Living Area With Windows Looking Over The Gardens And The Grounds
- Smart Modern Fully Tiled En-Suite & House Bathroom
- Large Windows Making This A Light And Airy Home
- Superb Location Just A Few Minutes Walk From Burley In Wharfedale Train Station
- On The Doorstep Of Outstanding Open Countryside & The Moors
- Allocated Parking Bay To The Car Park
- No Onward Chain / Tenure Leasehold / Council Tax Band D / EPC Rating C



SHANKLAND  
**BARRACLOUGH**  
ESTATE AGENTS

# Stunning 2 Bedroom Apartment located in Burley In Wharfedale

Nestled in the picturesque village of Burley In Wharfedale, this charming ground floor apartment on Jill Kilner Drive offers a unique blend of modern living and historical character. Originally a hospital, this property was thoughtfully converted in 2002, preserving its distinctive features while providing contemporary comforts. Spanning an impressive 1,003 square feet, the apartment boasts two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples or small families.

The spacious reception room serves as a welcoming hub for relaxation and entertainment, while the large communal grounds provide a delightful outdoor space for residents to enjoy the beauty of the surrounding countryside. The property is perfectly situated on the edge of stunning natural landscapes, offering ample opportunities for leisurely walks and outdoor activities.

Convenience is key, as the apartment is located close to Burley In Wharfedale train station, ensuring easy access to nearby towns and cities. With NO ONWARD CHAIN, this property presents a seamless opportunity for prospective buyers to move in without delay.

Whether you are seeking a tranquil retreat or a vibrant community lifestyle, this apartment is a rare find that combines comfort, charm, and convenience in one of West Yorkshire's most desirable locations.

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:

## Entrance Hallway

Attractive oak flooring, sash window and a central heating radiator.

## Living Room And Dining Kitchen 23'7" x 19'7" (7.19m x 5.97m)

A simply stunning open plan living space with a large bay window looking out over the gardens and communal grounds, five central heating radiators and a smartly appointed kitchen which includes a built in electric oven, hob, integrated fridge and integrated freezer. Washing machine, breakfast island and wooden flooring to the kitchen area.

## Bedroom 1. 12'8" x 11'9" (3.86m x 3.58m)

Fitted wardrobes providing excellent storage and hanging space. Sash windows and a central heating radiator.

## En-Suite

Smart modern three piece suite complemented by fully tiled walls and flooring. Walk in shower, a wash hand basin and wc to a modern vanity unit and with a large illuminated mirror over. Central heated towel rail and an extractor fan.

## Bedroom 2. 11'9" x 8'3" (3.58m x 2.51m)

Sash window and a central heating radiator.

## Bathroom WC

Beautifully appointed and complemented by fully tiled walls and flooring, a central heated towel rail and an extractor fan. Fitted with a panelled bath with a shower and a screen over, a wash hand basin and a wc to a modern vanity unit with an illuminated mirror over.

## Outside

The property benefits from having an allocated parking bay to the private car park. Neat fully manicured gardens surround the apartments, which in turn lead on to a large recreational green.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Tenure, Services And Parking

Tenure: Leasehold - 999 year lease from 2002, so approximately 976 years remaining. We are advised that the current service charge is £3666.88 per annum, payable in two six monthly instalments of £1833.44. Ground Rent £150 per annum. Management company are First Port. All Mains Services Connected  
Parking: Allocated parking bay to the car park, which also has visitor parking spaces for the apartments.

### 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](http://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>

### 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **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**

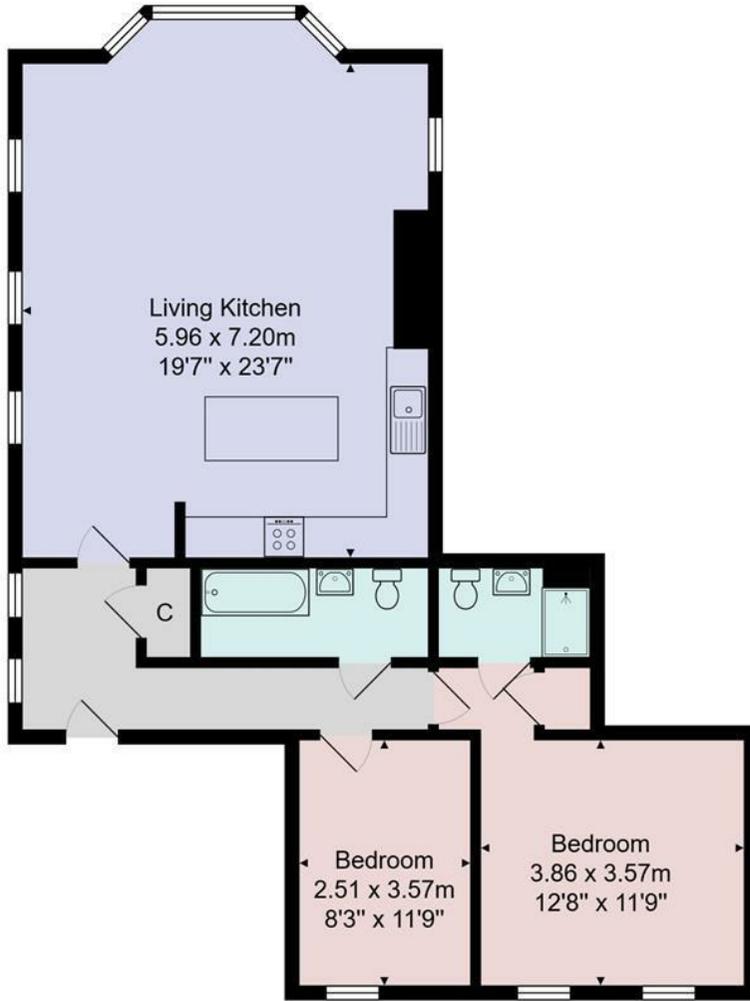
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



Ground Floor

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.

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

**T: Call us on 01943 889010**

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

**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  | 76                         | 77        |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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.

