



**10 AMY BUSFIELD GREEN,  
BURLEY IN WHARFEDALE  
LS29 7SJ**

**Asking price £385,000**

### FEATURES

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Charming townhouse
- Located in a quiet cul-de-sac
- Lovely village setting
- Shared garden space
- Private parking and a single garage
- Good condition property - Offered with No Onward Chain
- Ideal for families or professional couples alike



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# Centrally Located Three Bedroom Town House With Garage & Parking

Nestled in the charming village of Burley In Wharfedale, this delightful townhouse on Amy Busfield Green offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to local amenities and the nearby train station, making commuting a breeze.

The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen complements the living spaces, providing a warm and inviting atmosphere for family gatherings. With three generously sized bedrooms, there is ample room for a growing family or for those who simply desire extra space.

The townhouse features two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. Additionally, the property includes parking for up to three vehicles (including the garage), a rare find in such a desirable area, offering both convenience and peace of mind.

This home is perfect for those seeking a tranquil lifestyle while remaining well-connected to the vibrant towns of Ilkley and Otley, and the surrounding countryside. With its appealing layout and excellent location, this property is an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely townhouse your new home. To arrange your viewing of this deceptively spacious home, please contact Shankland Barraclough Estate Agents in Otley.

## Burley in Wharfedale

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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Lobby

With a door to the central courtyard, the entrance lobby has recently been carpeted and offers an excellent amount of built in storage space.

### Cloaks WC

Fitted with a modern two piece suite including a low level wc and a wash hand basin. Central heating radiator, tiled flooring and walls.

### Living & Dining Room 27'2" x 14'10" (8.28m x 4.52m)

A most fabulous proportioned open plan living space, complemented by attractive oak flooring, a focal electric fire, three central heating radiators, double doors to the garden area and windows with plantation shutters fitted.

### Kitchen 11'3" x 8'9" (3.43m x 2.67m)

Open plan to the Living and dining area, perfect for entertaining this is a smartly appointed kitchen with a modern range of kitchen units having worksurfaces over and a sink unit inset. Also included is the range cooker with an extractor hood over, the dishwasher and an integrated fridge-freezer.

### Sitting Room 22'8" max x 16'10" max (6.91m max x 5.13m max)

Situated to the lower ground floor this is the perfect sitting room / cinema room, freshly decorated and carpeted, window and three central heating radiators.

### First Floor Landing

Good sized landing with a Velux window for natural light, a central heating radiator and a cupboard housing the central heating boiler.

### Bedroom 1. 13'9" x 11'5" (4.19m x 3.48m)

Benefitting from fitted wardrobes and matching cupboards, a central heating radiator, fresh carpeting and a skylight window.

### Bedroom 2. 15'3" x 9'1" (4.65m x 2.77m)

With oak flooring, a central heating radiator and a skylight window.

### Bedroom 3. 11'1" x 9'2" (3.38m x 2.79m)

Oak flooring, a central heating radiator and a skylight window.

### En-Suite

Fitted with a three piece suite in white including a walk in shower with a glazed screen, a low level wc and a wash hand basin to a vanity unit. Central heated towel rail and an extractor fan.

### House Bathroom

Three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Tiled flooring, a central heated towel rail and an extractor fan.



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### Private Parking & Garage

The property benefits from having a single garage with tandem parking in front for two cars.

### Gardens

Located to the rear is a lovely fully maintained communal garden with a neat lawn and stocked borders together with a large patio area allowing you the full use of this area without the worry or hassle of any maintenance.

### Tenure, Services And Parking

Tenure: Leasehold

Terms: 125 years from 05/12/2003 (so approximately 103 years remaining)

Service Charge: Trinity Mews Residents Association Ltd - for the financial year 2024 / 25 the charge was £1000 including the buildings insurance

All Mains Services Connected

Parking: Private parking for two cars and the single garage. Located within the beautiful Burley In Wharfedale Conservation Area.

### 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 1800 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.



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### 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

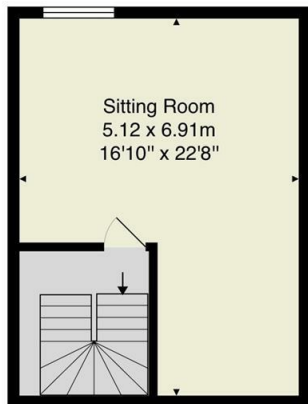
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

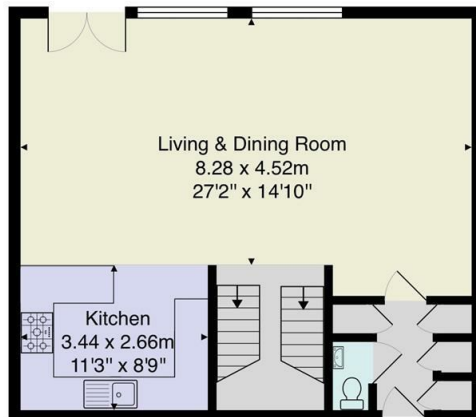
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



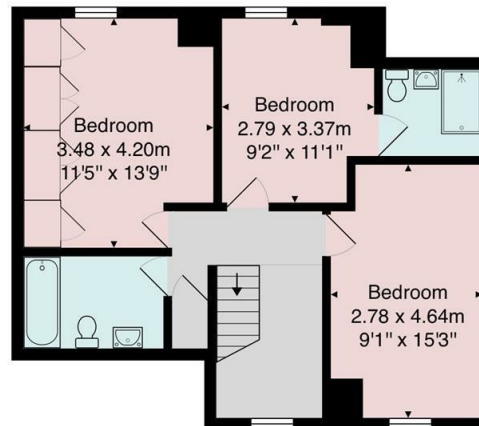
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Lower Ground Floor



Ground Floor



Second Floor

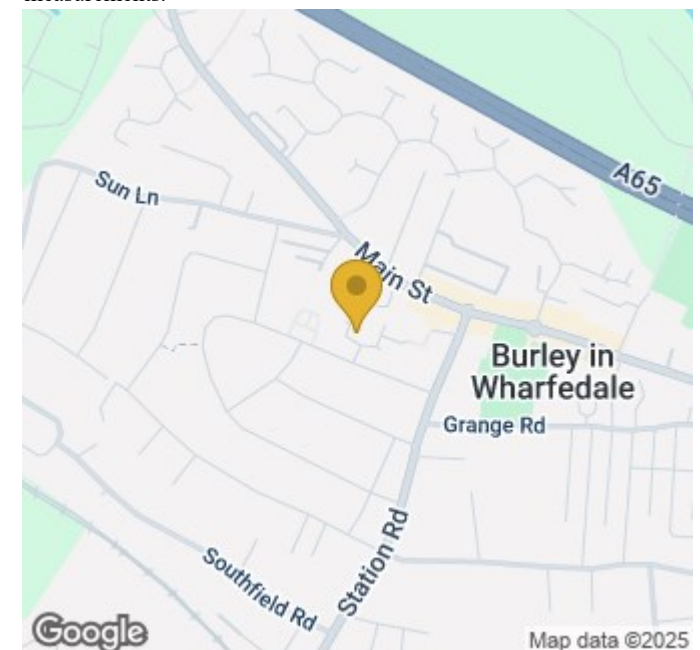
Total Area: 150.1 m² ... 1616 ft²

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		
(92-100) 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		
	73	80
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@shanklandbarracclough.co.uk](mailto:info@shanklandbarracclough.co.uk)**  
**W: [www.shanklandbarracclough.co.uk](http://www.shanklandbarracclough.co.uk)**

