



28 ST. PHILIP'S WAY, BURLEY IN WHARFEDALE LS29 7EW

Asking price £499,000

FEATURES

- Excellently-proportioned two-double-bedroomed detached bungalow
- Sitting room, dining room, kitchen & conservatory
- Two easy access attic rooms providing great storage / hobby areas
- Close to Burley House fields, a popular dog walking and recreational area
- Level walk in to the village centre, shops, restaurants, the doctors, library etc
- Standing within a larger than average garden with a westerly aspect to the rear
- En-suite to bedroom one and a house bathroom
- Double width driveway and a detached single garage
- Easy walking distance to Burley in Wharfedale train station and the two primary schools
- EPC rating D / Tenure freehold / Council tax band E



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Excellent-located two-bedroomed detached bungalow in a sought-after locality

Nestled in the charming village of Burley in Wharfedale, this delightful detached bungalow on St. Philip's Way offers a perfect blend of comfort and potential. Built in the 1970s, this well-maintained property spans an impressive 1,237 square feet and features two spacious double bedrooms and two bathrooms, making it an ideal home for couples or small families. There is huge potential to make more use of the spacious attic rooms subject to gaining the required approvals. In addition the large garden area to the side elevation potentially offers scope to extend the bungalow or maybe even create a building plot, subject to being able to secure the appropriate planning permissions.

The bungalow boasts three inviting reception rooms, providing ample space for relaxation and entertainment, together with a kitchen. The beautifully proportioned garden is larger than average, offering a private oasis for outdoor enjoyment, whether it be for gardening, family gatherings or simply unwinding in the fresh air.

The location is particularly appealing, with a level walk into the village centre where residents can enjoy a delightful selection of shops, restaurants, a doctors' surgery, cricket club, bowling green and a library. For those who commute, Burley in Wharfedale train station is just a short stroll away, providing easy access to Ilkley, Leeds and Bradford.

With parking available to the double width driveway and the detached single garage, this bungalow is not only practical but also offers a wonderful opportunity to create a personalised living space in a sought-after area. This property is a rare find and is sure to attract interest from those looking for a peaceful yet connected lifestyle in the heart of Yorkshire.

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, a 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 Moor, 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 Porch

Via an outer door to the front and with a window and internal partition door, this is an ideal area to kick off those muddy boots.

Hallway

Having a central heating radiator and a useful double storage cupboard.

Lounge 16'11" x 10'11" (5.16m x 3.33m)

Focal fireplace with a gas real flame fire inset, a central heating radiator and a large window to the front elevation.

Dining Room 10'10" x 9'6" (3.30m x 2.90m)

Central heating radiator and French doors to the conservatory. The dining room adjoins the kitchen, so offers the perfect opportunity to connect the two rooms (subject to gaining the required approvals) to create a lovely dining kitchen.

Conservatory 10'5" x 9'5" (3.18m x 2.87m)

With windows and French doors to the attractive westerly-facing rear garden. Wall mounted electric heater.

Kitchen 10'1" x 9'5" (3.07m x 2.87m)

Offering a range of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and four ring gas hob. Space and plumbing for a washer and a dishwasher, together with space for a fridge-freezer. Central heating radiator, window to the rear looking over the garden and a door to the side elevation.

Bedroom 1. 13'9" x 12' (4.19m x 3.66m)

Central heating radiator and a window to the rear elevation.

En-suite Bathroom

Fitted with a three-piece suite in white, this en-suite includes a panelled bath, a wash hand basin and a low level w.c. Complemented by fully tiled walls, a central heating radiator and a window to the rear.

Bedroom 2. 11'11" x 9'5" (3.63m x 2.87m)

A good sized second double bedroom having a central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a three-piece suite comprising a shower cubicle, a wash hand basin and a w.c. to a vanity unit. Fully tiled walls, window to the rear and a central heating radiator.

Upstairs

Attic Room 1. 16'9" x 12'7" max (5.11m x 3.84m max)

Ideal hobbies area or for occasional use, having a pitched ceiling, window to the side gable and to the front.

Attic Room 2. 12'1" x 9'10" (3.68m x 3.00m)

Accessed from the first attic room, this is another area offering an ideal space for hobbies, having a pitched ceiling with Velux windows to the front and rear.



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Gardens, Driveway & Garage

A real feature of this fine home is the superbly-proportioned garden, one of the largest in the street. To the front is a neat lawn with a central tree and wild flowering borders. A double width driveway provides private off-road parking and leads to the detached single garage (17'7" x 9'5") having an up-and-over door to the front, window to the side and an entrance door to the rear. A neat lawned garden with well-stocked borders to the side extends around to the established westerly-facing rear garden. The rear includes a paved patio, a shaped lawn and a lovely selection of trees, shrubs and bushes creating a tranquil private garden for all the family to enjoy.

Tenure, Services & Parking

Tenure: Freehold

All mains services connected

Parking: Driveway and a garage

Internet & 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 at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

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

Flood Risk Summary

Surface Water - Medium

Rivers & Sea - Low

For up-to-date flood risk summaries on this or any property, please visit the government's 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.



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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

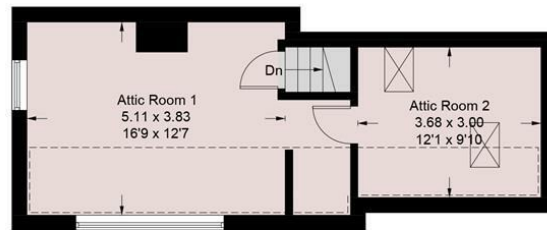
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The sale of this property is subject to the Grant of Probate being issued, which has been applied for. The measurements in these particulars are approximate and have been provided for guidance 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.



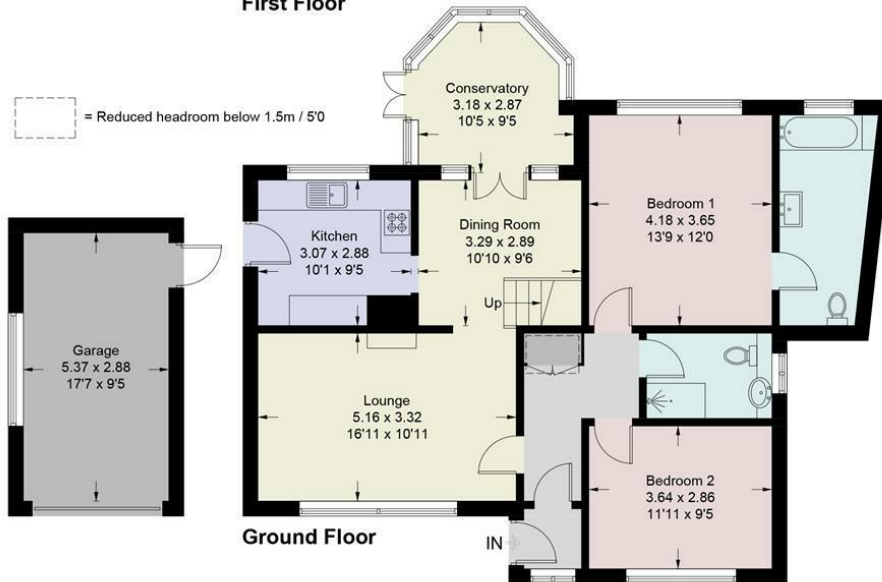
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St. Philip's Way, Burley in Wharfedale, LS29

Main House = 114.9 sq m / 1237 sq ft
 Limited Use Area = 13.4 sq m / 144 sq ft
 Garage = 15.6 sq m / 168 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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
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