

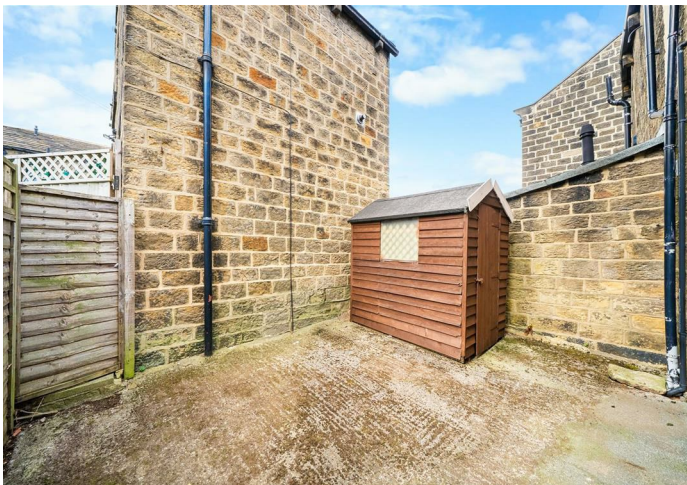


# 9 PEEL PLACE, BURLEY IN WHARFEDALE LS29 7JS

## Asking price £230,000

### FEATURES

- Stone Built Two Bedroomed Inner Terraced House
- In Need Of Some Updating But A Great Blank Canvas
- Enclosed Rear Yard With A Garden Shed
- Set Within The Beautiful Burley In Wharfedale Conservation Area
- Centrally Located Within This Highly Sought After Village
- Sitting Room With Exposed Stone Work To Chimney Breast And A Stove Inset
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Offered With The Advantage Of Having NO ONWARD CHAIN



 2
  1
  1
  D

**SHANKLAND**  
 **BARRACLOUGH**  
 ESTATE AGENTS

# 2 Bedroom Stone Terrace In The Heart Of Burley In Wharfedale

Centrally located in the charming village of Burley In Wharfedale, this delightful two-bedroom stone built terraced house on Peel Place presents an excellent opportunity for those seeking a home with character and potential. Offered with the advantage of no onward chain, this property is ideally located within easy reach of local amenities, including shops and inviting coffee houses, making it perfect for those who appreciate the convenience of village life.

As you enter the property, you will find a cosy sitting room featuring a charming stove inset to the chimney breast, creating a warm and inviting atmosphere for relaxation and entertaining. Beyond the sitting room is a good sized dining kitchen. To the first floor you will find two bedrooms and the house bathroom, fitted with a three piece suite in white. The house, while in need of some cosmetic updating, offers a blank canvas for you to personalise and make your own, allowing you to infuse your style and preferences into the space.

The enclosed yard to the rear provides a private outdoor area, complete with a garden shed, perfect for storage or as a small workshop. This outdoor space is ideal for enjoying the fresh air or tending to a few plants, making it a lovely addition to the property.

With its prime location, character features, and the potential for enhancement, this house is a wonderful opportunity for first-time buyers, investors, or those looking to downsize. Do not miss the chance to view this property and envision the possibilities it holds for you. 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...

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

### Sitting Room 15'5" x 15'2" (4.70m x 4.62m)

Focal exposed stone work to the chimney breast with a stove inset, a central heating radiator, staircase to the first floor, window and door to the front elevation.

### Dining Kitchen 15'5" x 8'4" (4.70m x 2.54m)

Wall and base units with a work surface over and a sink unit inset. Space and plumbing for a washer. Gas cooker included in the sale. Central heating radiator, window and a door to the rear yard.

### First Floor Landing

Access hatch to the loft.

### Bedroom 1. 15'5" x 12'1" (4.70m x 3.68m)

A large principle bedroom with exposed floorboards, a central heating radiator and a window to the front elevation.

### Bedroom 2. 8'4" x 7' (2.54m x 2.13m)

Built in storage cupboard, a central heating radiator, wall mounted boiler and a window to the rear elevation.

### House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a mixer shower tap over, a wash hand basin and a low level wc. Complemented by tiled splash backs around the bath, an extractor fan and a window to the rear.

### Outside

To the rear is an enclosed Yard that also includes a timber shed.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Burley In Wharfedale Conservation Area



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### 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>

### Council Tax

City of Bradford Metropolitan District Council Tax Band B. 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.

### 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](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**

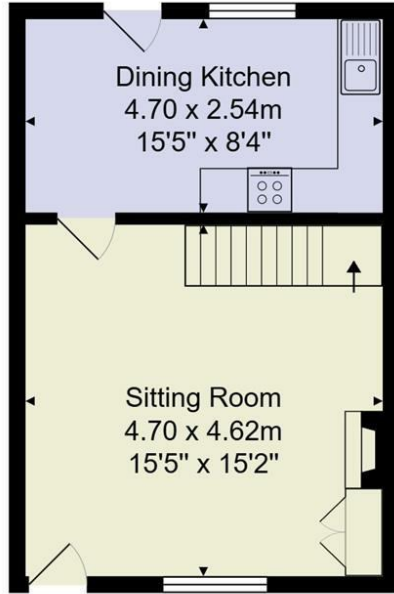
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

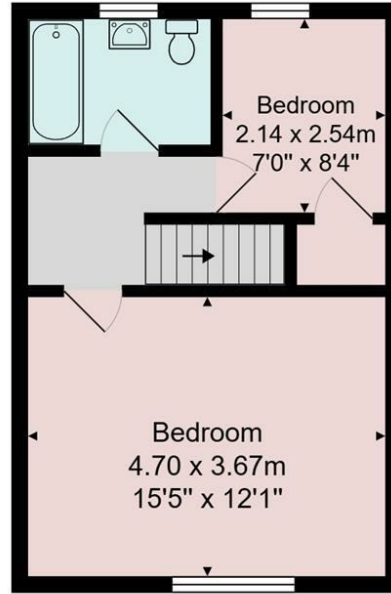
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 68.9 m<sup>2</sup> ... 742 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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](mailto:info@shanklandbarracough.co.uk)**

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

