



168 WEST TERRACE, BURLEY IN WHARFEDALE LS29 7HS

Asking price £315,000

FEATURES

- Attractive 3 Double Bedroomed Stone Built Victorian Terraced House
- Well Placed Within The Village Close To The Local Shops And Countryside Walks
- Sitting Room With A Focal Fireplace Having A Wood Burning Stove Inset
- Excellent Proportioned Dining Kitchen Perfect For Family Time Or Entertaining
- Spacious House Bathroom Fitted With A Three Piece Suite in White
- Fully Enclosed Paved Patio Garden
- Off Road Parking To The Rear
- EPC Rating D / Tenure Freehold / Council Tax Band B



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BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Burley In Wharfedale

This delightful mid-terrace Victorian house ,boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space. Offering a perfect blend of character and modern living the accommodation spans an impressive 1,072 square feet providing excellent space for all to enjoy.

As you enter, you are welcomed into a spacious sitting room, featuring a focal fireplace with a wood-burning stove, perfect for cosy evenings in. The heart of the home is undoubtedly the expansive dining kitchen, which provides ample room for family meals and entertaining guests.

The property also benefits from a well-maintained enclosed patio garden, offering a private outdoor space to relax and unwind. Additionally, off-road parking to the rear adds to the convenience of this lovely home.

Situated on West Terrace, the location is superb, just a few minutes' walk from local shops and amenities, ensuring that daily necessities are easily accessible. For those who enjoy the great outdoors, a short stroll around the corner leads to stunning countryside walks, allowing you to immerse yourself in the natural beauty of the area.

This Victorian gem combines comfort, convenience, and charm, making it a wonderful opportunity for anyone looking to settle in a picturesque setting. Don't miss the chance to make this lovely house your new home.

To arrange your viewing of this fine 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, 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 Vestibule

Via an outer door from the front elevation, staircase to the first floor and a door to the living room.

Living Room 14' x 12'11" (4.27m x 3.94m)

Having a focal fireplace with a warming wood burning stove inset, a central heating radiator and a window to the front elevation.

Dining Kitchen 16'3" x 11'4" (4.95m x 3.45m)

Offering a range of wall and base kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and five ring gas hob, together with space and plumbing for a washer. Complemented by tiled flooring, a deep understairs storage cupboard, a central heating radiator, windows and a door to the rear.

First Floor Landing

Having a central heating radiator, built in storage cupboards and a window to the front elevation.

Bedroom 2. 10'5" x 9'11" (3.18m x 3.02m)

Focal cast iron fireplace to the chimney breast, a central heating radiator and a window to the front elevation.

Bedroom 3. 11'5" x 8'4" (3.48m x 2.54m)

Central heating radiator and a window to the rear.

House Bathroom

Fitted with a three piece suite in white comprising a bath with a mixer shower and a screen over, a wash hand basin and a low level wc. Complemented by travertine tiled flooring and splash backs to the walls, a central heated towel rail and a window to the rear.

Second Floor

Bedroom 1. 16'2" x 14'1" (4.93m x 4.29m)

A lovely proportioned room having a pitched ceiling, a dormer window to the rear elevation, exposed beams and a central heating radiator.

Outside

The property enjoys a paved patio area, enclosed by hedging and fencing. Off road parking for one car can be found to the rear.



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Tenure & Services

Tenure: Freehold

All Mains Services Connected

Located within the beautiful Burley In Wharfedale Conservation Area.

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 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>

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.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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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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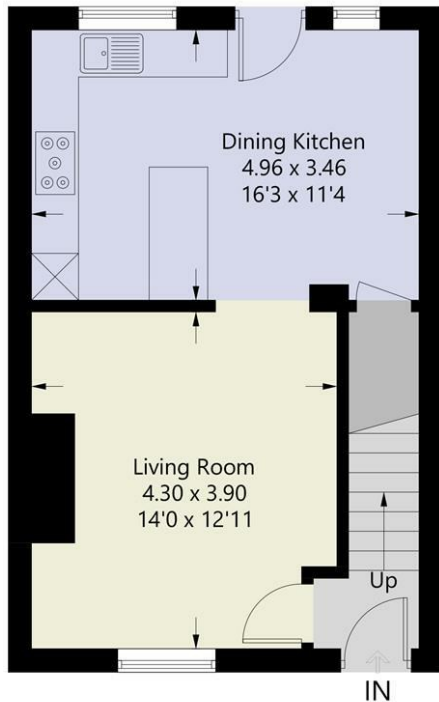
West Terrace, Burley in Wharfedale, LS29

Main House = 92.4 sq m / 994 sq ft
 Limited Use Area = 7.3 sq m / 78 sq ft
 Total = 99.7 sq m / 1072 sq ft

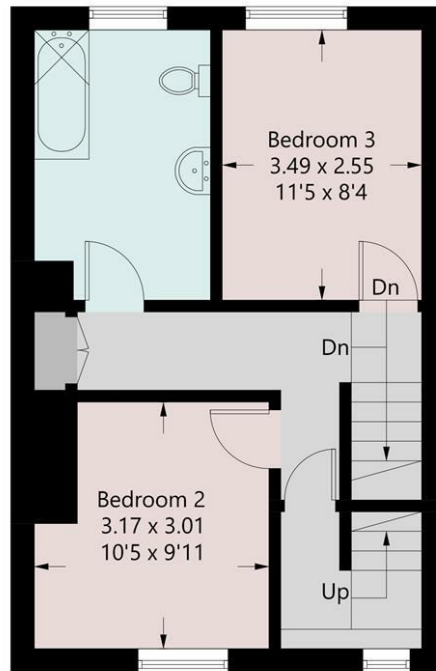


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

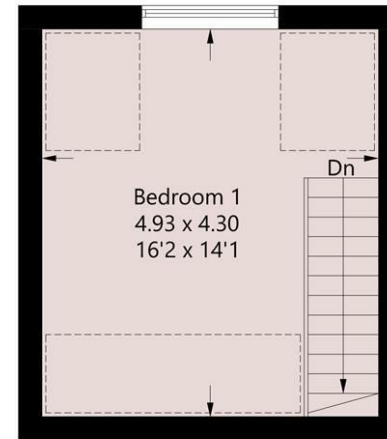


Ground Floor



First Floor

= Reduced head height below 1.5m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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