



58 HALL DRIVE BURLEY IN WHARFEDALE LS29 7LP

Asking price £500,000

FEATURES

- Deceptively Spacious Detached Enjoying A South Westerly Facing Rear Garden
- Light & Airy Sitting Room A Nicely Proportioned Dining Kitchen
- Two Bedrooms To The Ground Floor With A Further Two To The First Floor
- EPC Rating D / Tenure Freehold
- Driveway Parking, Single Garage & Outside Timber Office With Power
- Fabulous Modern Four Piece Bathroom Including A Large Walk In Shower
- Within Walking Distance Of The Shops, Schools & The Train Station
- Offered With The Advantage Of Having No Onward Chain.



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Conveniently Located 4 Bedroom Detached Bungalow

Located within a highly regarded and sought after neighbourhood, this really is the perfect home for either a retiring couple or a family alike. Very well placed within easy walking distance of all the village amenities including excellent array of shops, cafes and pubs within the village, the local train station for those looking to travel to Leeds, Bradford or Ilkley and the two primary schools within the village, both of which are Ofsted rated 'Outstanding'. The property itself commences with a light and airy hallway giving access to the spacious sitting room, the entertaining dining kitchen with French doors and windows to the enclosed rear garden, the fabulous modern four piece house bathroom and the first two bedrooms, located on the ground floor. Moving up to the first floor there is a landing and two further bedrooms as well as excellent storage space to the loft. Externally the property has a driveway for off road parking, gated to the side and leading to a single detached garage. There are gardens to the front and larger south westerly facing garden to the rear, which includes a large office / summer house within the garden. To arrange a viewing, please call Shankland Barraclough Estate Agents.

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

A lovely light and airy hallway having a composite outer door with glazed side window and two further windows to the front elevation. Staircase to the first floor and a central heating radiator.

Sitting Room 16'10" x 11'10" (5.13m x 3.61m)

A lovely proportioned sitting room having a focal fireplace with a gas real flame fire inset, a large window to the front elevation and a central heating radiator.

Dining Kitchen 21'2" x 9'5" (6.45m x 2.87m)

The perfect area for entertaining or general family living, this dining kitchen has French doors, a window and further door all out to the privately enclosed south westerly facing rear garden. Fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs over. The kitchen includes a built in electric oven with a four ring gas hob and extractor hood over. Plumbing for a washing machine and a central heating radiator.

Bedroom 1. 12' x 9'5" (3.66m x 2.87m)

Central heating radiator and a window looking over the rear garden.

Bedroom 2. 8'10" x 8'2" (2.69m x 2.49m)

Central heating radiator and a window to the front elevation.

Bathroom

A beautifully presented and spacious house bathroom, fitted with a modern four piece suite complemented by stylish tiled walls and flooring. The suite includes a large walk in shower with a glazed side screen, a bath, wash hand basin to a vanity unit and a low level wc. Chrome central heated towel rail and a window to the side elevation.

First Floor Landing

Storage cupboard and access to the following rooms:

Bedroom 3. 16'8" x 10'8" (5.08m x 3.25m)

Central heating radiator, window to the side gable wall and a low window to the front elevation. Access in to the large loft storage space.

Bedroom 4. 17'2" x 9' (5.23m x 2.74m)

Central heating radiator and a window to the side gable wall.

Outside

To the front is a lawned garden with a selection of shrubs and bushes to the borders. A driveway provides private off road parking. Gated to the side elevation the driveway leads to the rear and on to a detached garage. The rear garden, which enjoys a south westerly aspect, includes a large decked patio area to a neat lawn and a large outside office pod with power supplied. The rear garden is fully enclosed.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Council Tax Bradford

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.

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. 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 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.

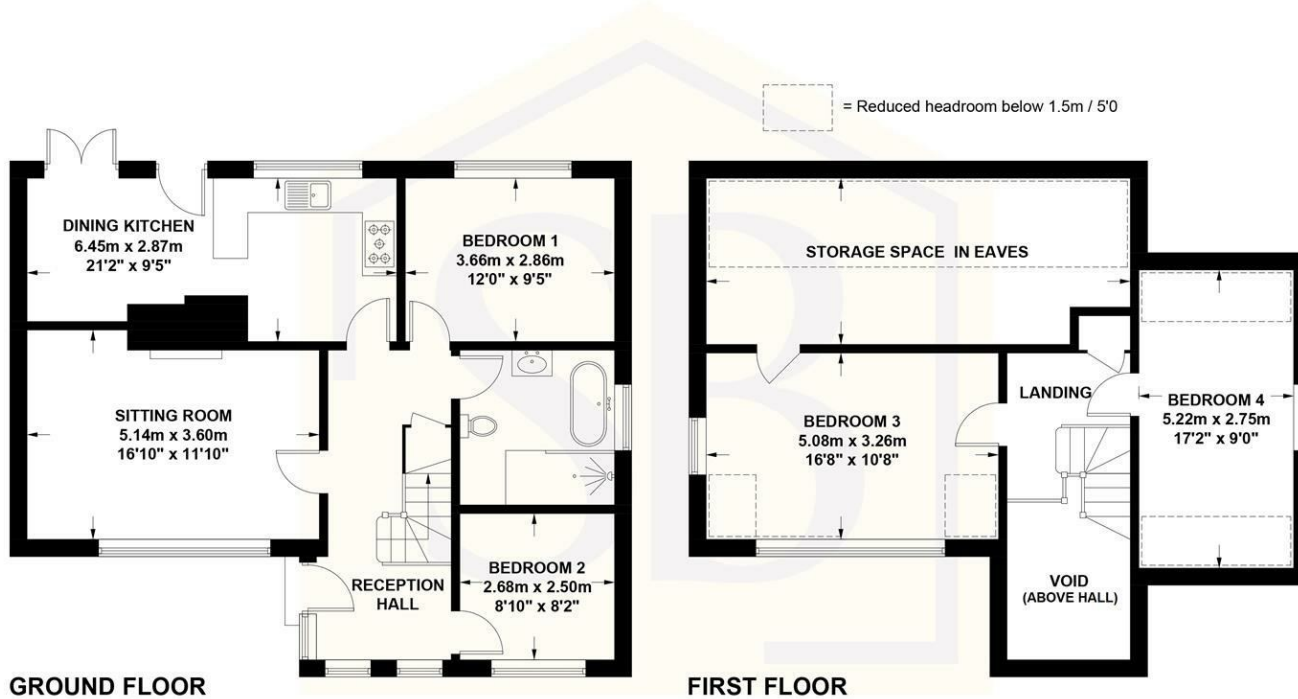
Please Note

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.



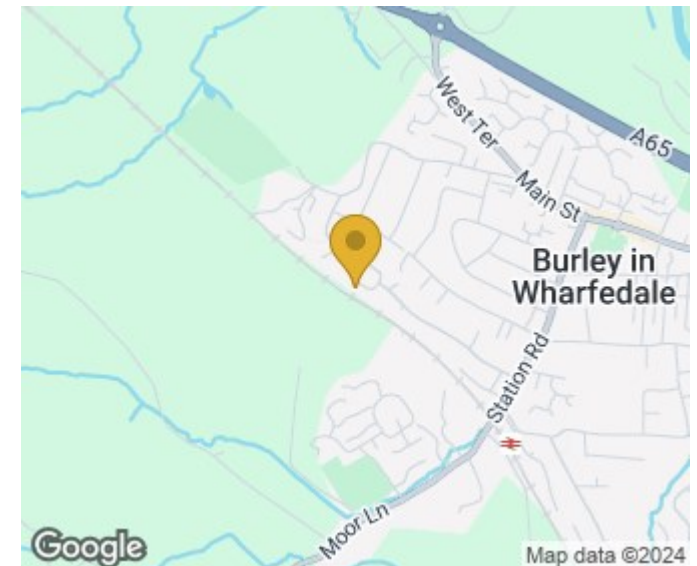
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(55-68) D		
(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
E: info@shanklandbarracloough.co.uk
W: www.shanklandbarracloough.co.uk

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS