



# 63 SUN LANE, BURLEY IN WHARFEDALE LS29 7LG

**Asking price £595,000**

## FEATURES

- A Stunning, Unique, Architect Designed Detached Bungalow Built in 2021
- Exceptional Energy Efficiency Including Thermostatic Zoned Areas
- Sleek Modern Fitted Kitchen With An Island & Fully Integrated Appliances
- Private Fully Enclosed Easy To Manage Gardens & Electronic Gated Parking
- Outstanding Quality Of High End Fixtures & Fittings Throughout
- Luxurious Four Piece House Bathroom Including A Copper Bath & Large Walk In Shower
- Guest Bedroom With A Modern En-Suite Toilet Facility
- Tenure Freehold / Council Tax Band E / Viewing Essential



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# Individual, Architect Designed, Luxurious 2 Bedroom Bungalow

Nestled in the charming village of Burley In Wharfedale, this exquisite detached bungalow on Sun Lane offers a unique blend of modern design and comfort. Built in 2021, this architect-designed residence spans an impressive 1,188 square feet, providing ample space for both relaxation and entertaining.

As you enter, you are greeted by a bright and airy reception room that sets the tone for the rest of the home. The property boasts two well-appointed bedrooms, each designed with comfort in mind, and two stunning bathrooms that showcase high specification fixtures and fittings. The contemporary kitchen is a true highlight, featuring sleek designs and modern appliances, perfect for culinary enthusiasts.

One of the standout features of this bungalow is its outstanding energy efficiency, ensuring very low running costs, which is both environmentally friendly and economically advantageous. The underfloor heating system, complete with time and temperature zone controls, adds an extra layer of comfort throughout the year.

The private, fully enclosed gardens provide a serene outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the gated gravelled driveway offers convenient off-street parking and enhances the property's appeal.

This remarkable bungalow is not just a home; it is a lifestyle choice, combining modern living with the tranquillity of village life. With its thoughtful design and high-quality finishes, this property is sure to impress those seeking a contemporary residence in a picturesque setting. To arrange your viewing of this very special 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, 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 UNDERFLOOR GAS FIRED CENTRAL HEATING, A HEAT RECOVERY SYSTEM, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Hallway

The quality in the fixtures and fittings commences right from the front door in to every inch of this unique home. A large outer door with a long glazed inset leads into the hallway with tiled flooring and a large cloaks cupboard off, the perfect place to kick off those muddy boots and wet coats.

## Open Plan Living Area 25'8" x 14'11" plus the entrance circulation area (7.82m x 4.55m plus the entrance circulation area )

The room that will take your breath away, just look at the high angled ceilings, exposed beam work, the sleek inset wood burning stove and the large full width sliding doors throwing excellent natural light in to this stunning room. The kitchen area is beautifully appointed with a sleek modern range of fitted kitchen units including a large central island. Appliances are as you would expect, top end and include twin ovens, an induction hob, integrated fridge-freezer and dishwasher. The whole area is complemented by tiled flooring having underfloor heating, ambient mood lighting and the oak staircase to the guest bedroom.

## Bedroom 1 12'6" x 12'3" (3.81m x 3.73m)

With a feature corner window with plantation shutters fitted together with a skylight for extra natural light and underfloor heating.

## Luxurious House Bathroom

No expense was spared here offering a sumptuous luxurious bathroom, whether it is soaking in the copper bath tube or showering in the large walk in shower area, this is bathing luxury. The walls and floor are fully tiled, continuing with the under floor heating for added comfort. A sleek sink unit with concealed taps and an illuminated mirror over, together with a wall mounted wc, window and a barrel radiator finish this bathroom.

## Second Floor

Via the oak staircase with glazed balustrades inset and a skylight for natural light.

## Bedroom 2. 13' x 10' (3.96m x 3.05m )

The perfect guest room having a glazed gallery with electronic blinds fitted. Central heating radiator, skylight window with an electronic blackout blind fitted. There is also a deep storage cupboard off the bedroom that houses the hot water cylinder and has a skylight window.

## En-Suite To Bedroom 2

Smart modern two piece suite that includes a sleek flush fitted wc and wash hand basin. Skylight window and a central heating radiator.



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### Outside

If safety and privacy are your thing, then this property offers both. The property is privately enclosed to all sides, together with having a high electronic sliding gate that opens to the gravelled driveway which also has an EV charging point. The gardens are simple in design having two neat lawned areas to take in the days sunshine, sleek tiled pathways and a large patio with a built in twin swing seat over a shallow water feature.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Secure Electronic Gated Private Driveway

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 58 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 E. 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.

### 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



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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**

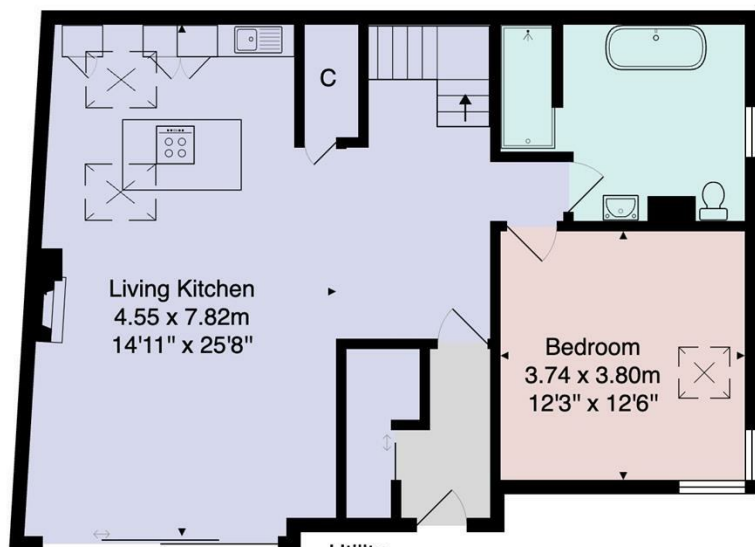
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

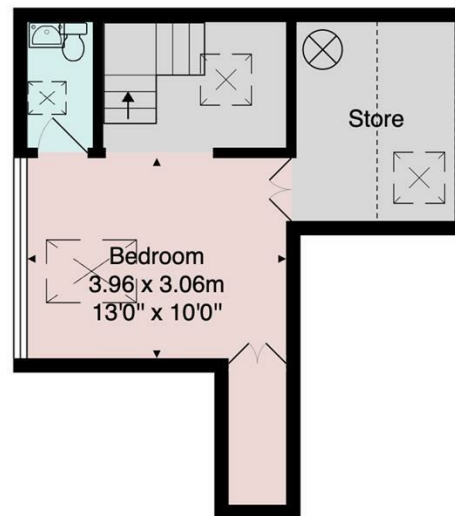


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Utility  
cupboard

Ground Floor



First Floor

Total Area: 110.4 m<sup>2</sup> ... 1188 ft<sup>2</sup>

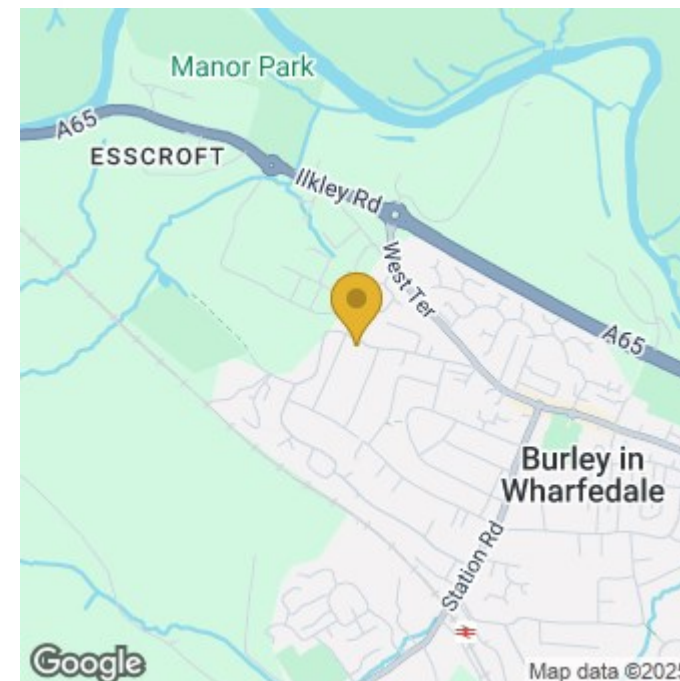
All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

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