



19 HASLEY ROAD, BURLEY IN WHARFEDALE LS29 7PW

Asking price £595,000

FEATURES

- Beautifully Presented Four Bedroomed Detached Bungalow
- Light & Airy Sitting Room, Modern Integrated Dining Kitchen & Conservatory
- Ample Parking For Several Cars & A Detached Garage
- Perfect Home And Location For Several Groups Of Buyers Including Families & Those Retiring
- Two Bathrooms & A Third Toilet Facility
- Attractive Gardens To The Front And Fully Enclosed Rear
- Very Convenient Locality Just A Short Stroll From The Train Station, Doctors & The Shops
- EPC Rating D / Tenure Freehold / Council Tax E



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ESTATE AGENTS

Highly Attractive 4 Bedroomed Detached Bungalow

Nestled on the charming Hasley Road in Burley In Wharfedale, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,518 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, including two on the upper floor, this home is perfect for families seeking ample living space.

The bungalow features two bathrooms on the ground floor, ensuring that morning routines are a breeze, while a third toilet conveniently services the upper bedrooms. This thoughtful layout provides both privacy and functionality for family living.

Set within attractive, good-sized private gardens to the rear, the outdoor space is perfect for children to play or for hosting summer gatherings. The property also offers parking for up to five vehicles, a rare find that adds to the convenience of this lovely home.

Located within easy walking distance of the local train station, doctors, and a variety of amenities, this property is ideally situated for those who appreciate accessibility. Families will be pleased to know that it is close to two primary schools rated 'Outstanding' by Ofsted, making it an excellent choice for those with children.

Built in the 1960's this bungalow combines classic charm with modern living, making it a wonderful opportunity for anyone looking to settle in a friendly and convenient community. Don't miss the chance to make this lovely property your new home.

To arrange your viewing, simply 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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Window and door to the front elevation, a central heating radiator and access to the following rooms:

Sitting Room 15'11" x 12' (4.85m x 3.66m)

Focal fireplace with an electric fire inset, a central heating radiator, window to the front elevation and the original moulded ceiling cornice complementing the decorations.

Dining Kitchen 21'3" x 11'1" (6.48m x 3.38m)

Offering a comprehensive range of modern wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer and dishwasher, an electric oven and hob with an extractor hood over. Central heating radiator, patio doors to the conservatory, window looking over the rear garden and a door to the side driveway.

Conservatory 12'11" x 9'11" (3.94m x 3.02m)

Windows and French doors to the private rear garden.

Bedroom 1. 11'11" x 11'2" (3.63m x 3.40m)

Built in wardrobes, a central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a modern three piece suite that includes a large walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by fully tiled walls and a window to the rear elevation.

Bedroom 2. 11'11" x 8'11" (3.63m x 2.72m)

Built in wardrobe, a central heating radiator and a window to the side elevation.

En-Suite Bathroom

Three piece en-suite that includes a corner shower, a wash hand basin to a vanity unit and a low level wc. Complemented by fully tiled walls, a central heating radiator and a window to the rear elevation.

First Floor Landing

With access to the following rooms:

Bedroom 3. 14'1" x 10'6" (4.29m x 3.20m)

Having a pitched ceiling with a Velux window inset, a window to the side gable wall and a central heating radiator.

Bedroom 4. 10'8" x 10'4" (3.25m x 3.15m)

Having a pitched ceiling with a Velux window inset, a window to the side gable wall, built in cupboards and a central heating radiator.

Toilet

With a low level wc and a wash hand basin.



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Outside

The property offers excellent parking for several cars to the neat block paved driveway, which in turn leads on to a detached brick built garage with light and power supplied. The front garden is gravelled for easier maintenance and has a selection of shrubs and bushes inset. Moving around to the rear is a much larger garden, predominately laid to lawn with a gravelled pathway edging and an attractive range of shrubs, bushes and trees .

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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 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 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

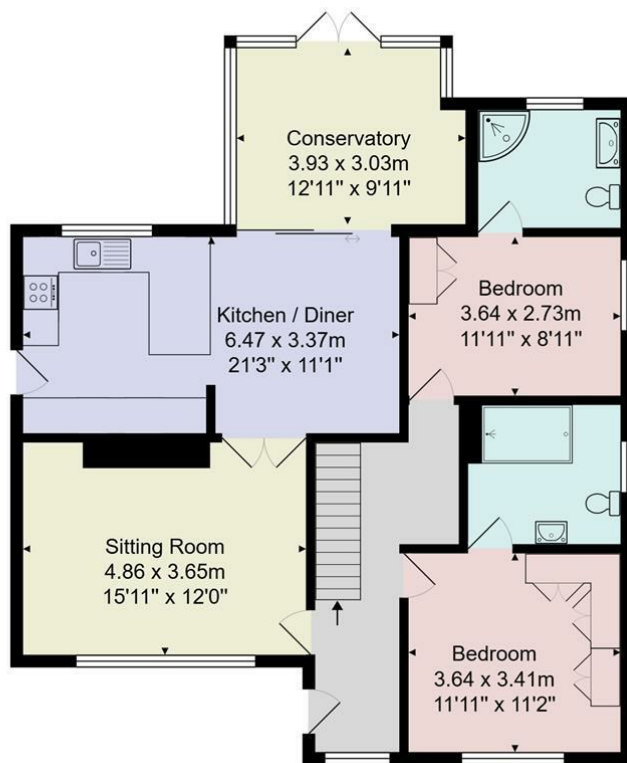
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

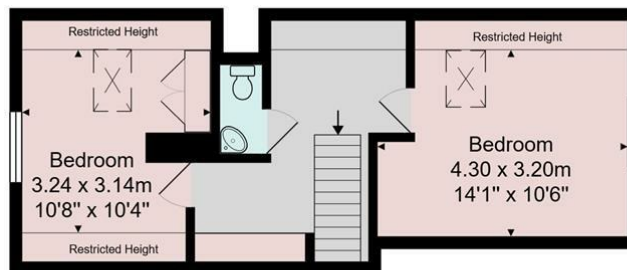
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Ground Floor



First Floor

Total Area: 141.0 m² ... 1518 ft²

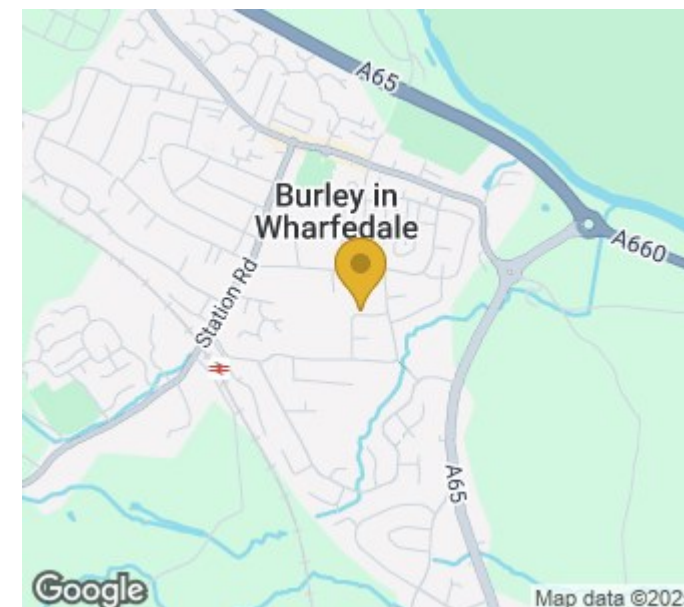
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(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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W: www.shanklandbarracrough.co.uk

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