



# 12 NORTH PARADE, BURLEY IN WHARFEDALE LS29 7JR

**Asking price £260,000**

## FEATURES

- Centrally Located Two Bedroomed Stone Built Terraced Cottage
- Light And Airy Sitting Room With A Warming Wood Burning Stove
- Smart Modern House Bathroom Fitted With A Three Piece Suite In White
- Good EPC Rating Of C
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Dining Kitchen With Granite Worksurfaces And A Built In Oven And Hob
- Fully Enclosed Rear Garden Area With A Valuable Outhouse Store
- Tenure Freehold / Council Tax Band B



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Centrally Located Two Bedroomed Terraced Cottage with No Onward Chain

Nestled in the charming village of Burley In Wharfedale, this delightful two-bedroom terraced house on North Parade presents an exceptional opportunity for those seeking a new home without the hassle of onward chain. The property boasts a prime location, conveniently situated near a wonderful selection of local amenities, including inviting coffee shops, traditional butchers, a delightful deli, and a variety of pubs and restaurants, ensuring that everything you need is just a short stroll away.

The house has been recently decorated throughout and features new floor coverings, making it a perfect choice for anyone looking to move straight in without the need for immediate renovations. The bright and airy living spaces create a welcoming atmosphere, ideal for both relaxation and entertaining.

Additionally, the property is within easy walking distance of Burley In Wharfedale train station, providing excellent transport links for commuters and those wishing to explore the surrounding areas. This combination of convenience and comfort makes this terraced house an attractive prospect for first-time buyers, small families, or anyone looking to downsize.

In summary, this well-presented home offers a fantastic blend of modern living and village charm, all in a highly sought-after location. Do not miss the chance to make this lovely property your own.

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

## **Sitting Room 13'3" x 10'3" (4.04m x 3.12m)**

Via a composite outer door to the front elevation, this delightful sitting room includes a warming wood burning stove to the chimney breast with a built in cupboards to one of the alcoves, original ceiling cornicing and a uPVC window to the front elevation.

## **Dining Kitchen 13'3" x 12'5" (4.04m x 3.78m)**

Smartly fitted kitchen with plumbing for a slim-line dishwasher and a washing machine, a built in electric oven and gas hob with an extractor hood over, fitted wall and base units with attractive granite work surfaces over. Traditional styled radiator, uPVC window and a composite half glazed door to the fully enclosed rear garden. Further storage to the deep under stairs pantry.

## **First Floor Landing**

With access to the following rooms:

## **Bedroom 1. 13'3" x 10'2" (4.04m x 3.10m)**

Traditional styled central heating radiator and a uPVC window to the front elevation.

## **Bedroom 2. 12'5" x 6'7" (3.78m x 2.01m)**

Traditional styled radiator and a uPVC window to the rear elevation. Large loft hatch with a pull down ladder leading up to the attic with boarding ideal for storage.

## **House Bathroom**

Fitted with a smartly appointed modern three piece suite in white comprising a panelled bath with a mixer shower and a screen over. A wash hand basin to a vanity cupboard and a low level w.c. Complemented by tiled splash backs, central heated towel rail, an extractor fan and a window to the rear.

## **Garden**

To the rear, the property enjoys a private, fully enclosed garden, perfect for those summer barbeques. Raised flower bed to one side, fencing and walling enclosing and a full width outhouse / workshop with a window and door.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located With 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](http://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>

### **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.

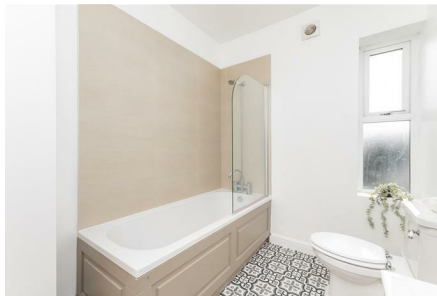
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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.

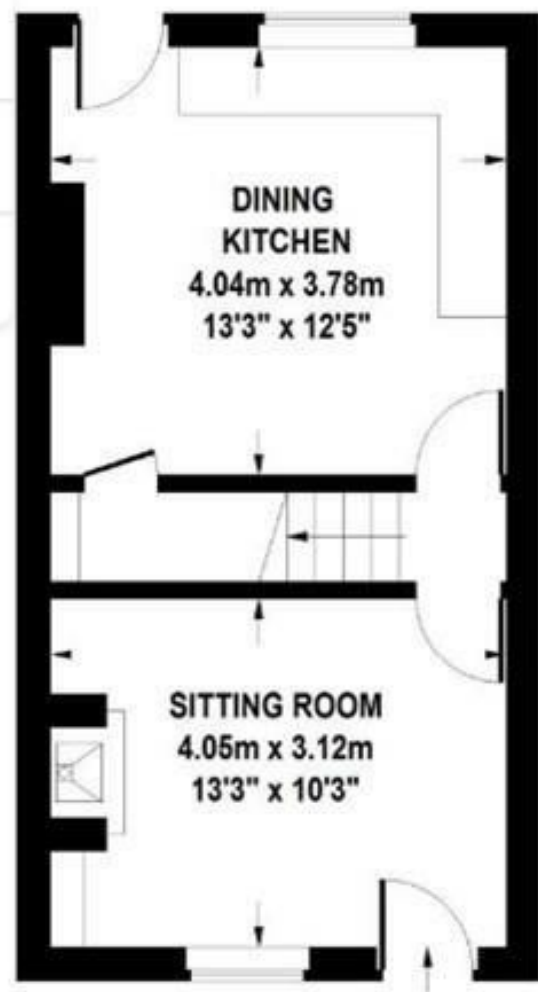
### **Please Note**

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






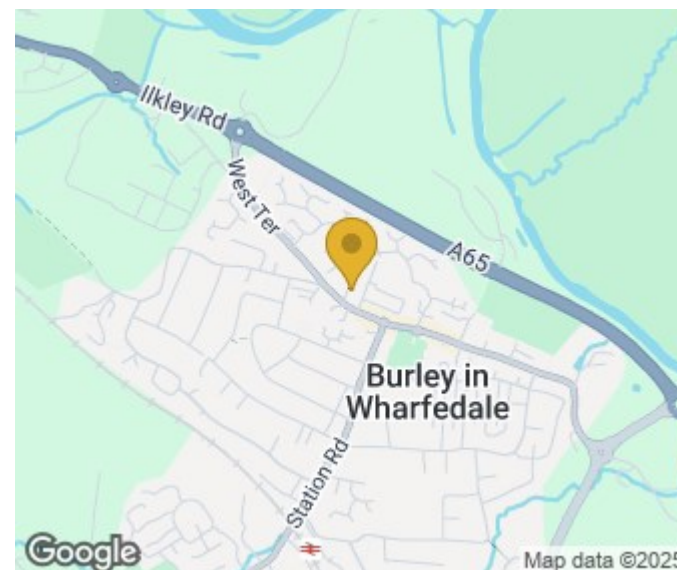
**GROUND FLOOR**



**FIRST FLOOR**

| Energy Efficiency Rating                    |           |  |
|---|-----------|--|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |           |  |
| (92 plus) <b>A</b>                          |           | <b>89</b>  |
| (81-91) <b>B</b>                            |           |  |
| (69-80) <b>C</b>                            | <b>70</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<br>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@shanklandbarracclough.co.uk](mailto:info@shanklandbarracclough.co.uk)  
**W:** [www.shanklandbarracclough.co.uk](http://www.shanklandbarracclough.co.uk)

**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS