



# 8 NORTH VIEW, BURLEY IN WHARFEDALE LS29 7JU

## Asking price £295,000

### FEATURES

- Attractive Stone Built Three Bedroomed Inner Terraced House
- Dining Kitchen And A Spacious Sitting Room With Wood Burning Stove To The Ground Floor
- Three Bedrooms And The House Bathroom To The First Floor
- Highly Attractive And Well Stocked Gardens To The Front And Rear
- Very Useful Basement Cellar Providing Good Storage Space
- Fantastic Central Location Just A Stones Throw From All The Amenities
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Offered With The Advantage Of Having No Onward Chain.



# 3 Bedroom House - Mid Terrace located in Burley In Wharfedale

Nestled in the heart of the charming village of Burley In Wharfedale, this delightful late Victorian mid-terrace house, built around 1900, offers a perfect blend of character and modern living. Spanning an impressive 796 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room that boasts a focal fireplace, complete with a wood-burning stove, creating a warm and inviting atmosphere for relaxation and entertaining. The layout of the home is both practical and appealing, ensuring that every corner is utilised effectively.

One of the standout features of this property is its highly attractive gardens, both at the front and rear. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or simply a tranquil area to unwind and enjoy the fresh air.

Centrally located in the heart of the village, this home benefits from easy access to local amenities, including shops, schools, and transport links, making it a convenient choice for everyday living. Additionally, the property is offered with the advantage of having no onward chain, allowing for a smooth and straightforward purchase process.

This Victorian gem is not just a house; it is a place where memories can be made. With its charming features and prime location, it presents an excellent opportunity for those looking to settle in a picturesque village setting.

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

## **Sitting Room 15'6" x 12'10" (4.72m x 3.91m)**

A lovely proportioned reception room with a focal wood burning stove inset to the chimney breast, a central heating radiator, window and French doors that open out to the highly attractive rear garden.

## **Dining Kitchen 12'5" x 8'4" (3.78m x 2.54m)**

Offering a range of kitchen units having a worksurface over, a sink unit inset and a built in oven and hob. The kitchen also provides space and plumbing for a dishwasher, has stripped panelling to the staircase wall and a central heating radiator. Window and door to the walled cottage garden.

## **Cellar 11'11" x 7'4" (3.63m x 2.24m)**

A great basement room having a window, light and power.

## **First Floor Landing**

With access to the following rooms:

## **Bedroom 1. 13'1" x 9'3" (3.99m x 2.82m )**

Focal fireplace to the chimney breast, a central heating radiator and a window.

## **Bedroom 2. 9'8" x 5'10" (2.95m x 1.78m)**

Central heating radiator and a window.

## **Bedroom 3. 6'11" x 6' (2.11m x 1.83m)**

Built in cupboard, a central heating radiator and a window.

## **Bathroom WC**

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Window, tiled splash backs and flooring complete this bathroom.

## **Outside**

The gardens on this property are a lovely feature and found to both sides of the house. The front has a lovely walled garden with Yorkshire stone flagging and small raised beds with a selection of shrubs and bushes. To the other side is the larger garden area which is connected to the house via the French doors in the sitting room. This garden starts with a composite decked patio area, with a pergola over. Stone flagged central pathway leads down the garden and offers a large selection of shrubs and bushes either side and a timber summerhouse at the bottom.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Nearby

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](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### 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>

### 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>

### 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.

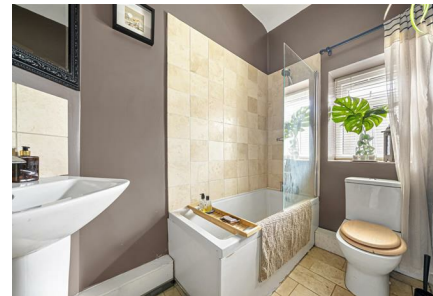
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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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## North View, Burley in Wharfedale, LS29



Approximate Gross Internal Area = 74.0 sq m / 796 sq ft

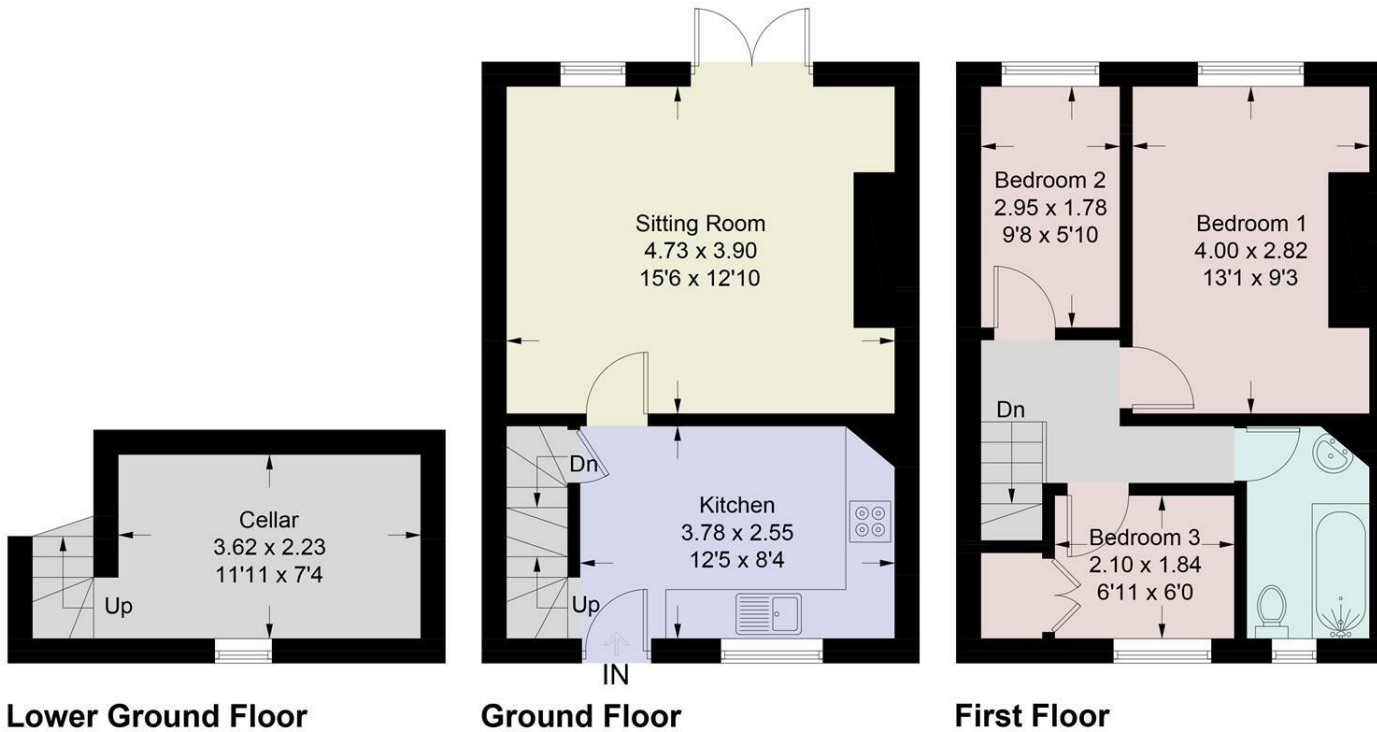


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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**  
**E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**  
**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

