



4A MANSFIELD ROAD, BURLEY IN WHARFEDALE LS29 7LQ

Asking price £425,000

FEATURES

- Extended Three Bedroomed Detached House
- Valuable Downstairs Cloaks WC & A Four Piece First Floor House Bathroom
- Private Driveway Parking And An Attached Garage
- EPC Rating C / Tenure Freehold / Council Tax Band F
- Two Spacious Reception Rooms & A Dining Kitchen
- Attractive Gardens To The Front And Fully Enclosed Rear
- Located On A Private Road
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Detached located in Burley In Wharfedale

Nestled in the charming village of Burley In Wharfedale, this delightful detached house on Mansfield Road offers a perfect blend of comfort and convenience. Spanning over 1200 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The dining kitchen provides a functional space for culinary pursuits, while the three inviting bedrooms offer ample room for family or guests.

The property features a well-maintained four-piece bathroom, ensuring that all your needs are met. With parking available to the driveway which in turn leads to the attached garage, you will find it easy to come and go as you please. One of the standout features of this home is the absence of an onward chain, allowing for a smooth and straightforward purchasing process.

Burley In Wharfedale is known for its picturesque surroundings and strong community spirit, making it an ideal location for families and professionals alike. With local amenities, schools, and transport links nearby, this property presents an excellent opportunity for those seeking a tranquil yet connected lifestyle.

In summary, this charming detached house on Mansfield Road is a wonderful opportunity for anyone looking to settle in a desirable area. With its generous living space, convenient parking, and the added benefit of no onward chain, this property is not to be missed.

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:

Entrance Hallway 17'11" x 6'1" max (5.46m x 1.85m max)

A welcoming entrance hall with the staircase to the first floor ceiling coving, a central heating radiator and a useful under stairs store cupboard. Window to the side elevation.

Downstairs WC

Comprising a hand wash basin and a low suite wc. Window to the side elevation and a central heating radiator. .

Sitting Room 17'11" x 11'8" (5.46m x 3.56m)

A spacious reception room featuring a gas fire with marble surround and hearth. Ceiling coving. Bow window to the front elevation and two additional windows to the side elevation. Two central heating radiators.

Living & Dining Room 21'7" x 9'1" (6.58m x 2.77m)

Patio doors to the rear elevation and two central heating radiators.

Dining Kitchen 21'7" x 8'9" (6.58m x 2.67m)

Comprising a good range of base and wall units with co-ordinating work surfaces and tiled splashback. Appliances include an AEG oven, microwave oven and four ring gas hob with cooker hood over. Plumbing for a dishwasher and automatic washing machine. Space for a fridge freezer. Window to the rear elevation. Door to the side elevation and a central heating radiator.

First Floor Landing

With a window to the side elevation, an airing cupboard and the access hatch to the loft.

Bedroom 1. 15'3" x 11'3" (4.65m x 3.43m)

A spacious double bedroom featuring a good range of fitted wardrobes with co-ordinating bedside cabinets, over-head store cupboards and matching dressing table. Central heating radiator, a window to the rear elevation having a lovely outlook over the rear garden and towards the Moor beyond.

Bedroom 2. 14'6" x 9'2" (4.42m x 2.79m)

A further double bedroom with fitted wardrobes, bedside cabinets and drawers. Window to the front elevation and a central heating radiator.

Bedroom 3. 11' max x 8'6" (3.35m max x 2.59m)

With a window to the front elevation, a central heating radiator and cupboard over the bulkhead.

House Bathroom 8'5" x 7'5" (2.57m x 2.26m)

Comprising a bath, shower cubicle with glass door, hand wash basin and a low suite wc. Window to the rear elevation, a central heating radiator and fully tiled walls.

Outside

To the front of the property is a low maintenance slate garden area bordered by a stone wall. To the rear of the property is a charming west facing garden with a mixture of mature flower beds and vegetable area. A manicured lawn area, greenhouse and garden shed. A driveway



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

to the side provides valuable off road parking and leads to the attached garage 16'7" x 9'10" which has light, power and water supplied together with housing the central heating boiler.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private driveway and garage.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 60 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 F. 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

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Offer Acceptance & AML Regulations

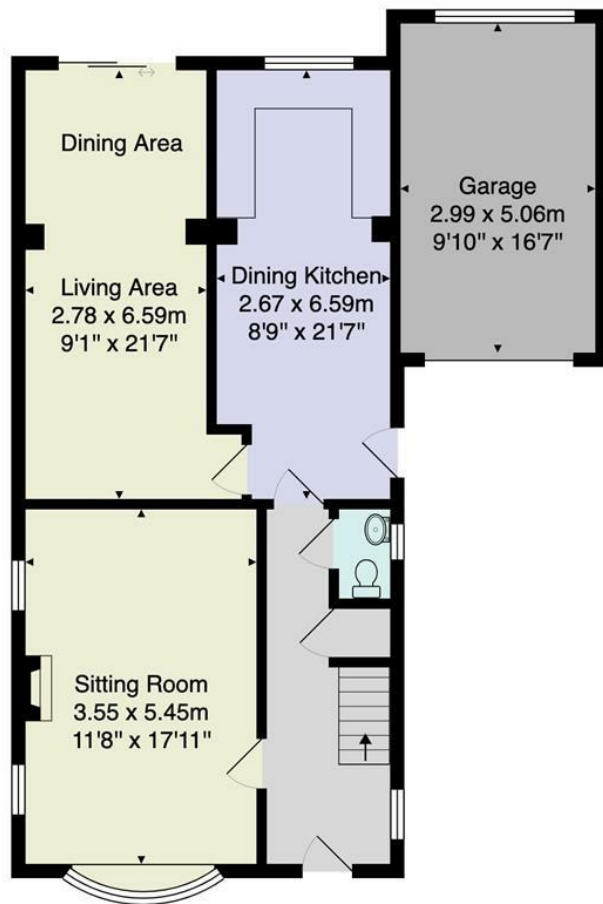
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

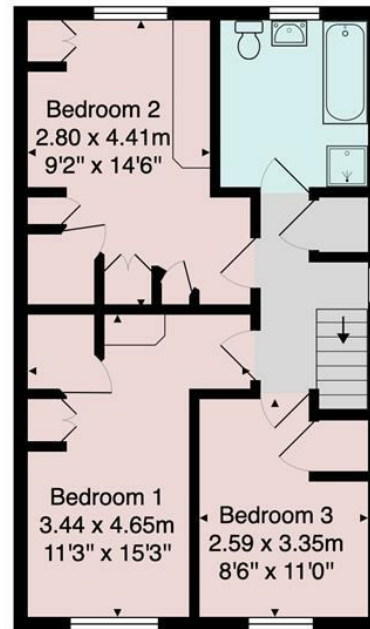
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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. This property is set on a private road.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor

Total Area: 132.8 m² ... 1430 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS