



31 SOUTHFIELD ROAD BURLEY IN WHARFEDALE LS29 7PB

Asking price £620,000

FEATURES

- Family Detached House
- 2 Bathrooms
- 2 Garages
- Solar Panels
- Freehold
- 4 Bedrooms
- 2 Reception Rooms
- Attractive Gardens Of Good Proportions
- Walking Distance of Schools, Shops & The Train Station
- EPC Rating C



4 Bedroomed Detached Family Home In Burley In Wharfedale

Burley in Wharfedale

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 Hall

The perfect entrance area providing ample space for coats and muddy boots. Tiled flooring, windows and composite door with glazed insets to the front elevation.

Reception Hallway

Central heating radiator and the staircase to the first floor.

Downstairs WC

A valuable facility, well appointed with a two piece suite in white comprising a low level wc and a wash hand basin. Central heating radiator and complementary tiling to the floor and walls.

Sitting Room & Dining Area 25'2" x 12'9" (7.67m x 3.89m)

Light and airy having a window to the front and patio doors to the southerly facing rear garden. Focal inglenook fire, laminated wooden flooring and two central heating radiators.

Family Room 13'8" x 13'1" (4.17m x 3.99m)

Feature window looking out over the southerly facing rear garden, laminated wooden flooring and a central heating radiator.

Study or Playroom 11' x 7'9" (3.35m x 2.36m)

Central heating radiator, laminated wooden flooring and a window to the side elevation.

Breakfast Kitchen 15'6" x 9'9" (4.72m x 2.97m)

Offering a comprehensive range of fitted wall and base units having worksurface over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in gas hob and electric oven, an integrated fridge-freezer and provides space and plumbing for a washing machine. Laminated wooden flooring, a central heating radiator, large window looking over the rear garden and a half glazed door to the side elevation.

First Floor Landing

With an airing cupboard housing the hot water cylinder.

Bedroom 1. 14'2" x 10'3" plus wardrobes (4.32m x 3.12m plus wardrobes)

Fitted with wall to wall wardrobes providing excellent hanging and storage space. Central heating radiator and a window to the front elevation.

Bedroom 2. 17'3" x 8'3" (5.26m x 2.51m)

Central heating radiator and windows to both the side and rear elevations.

Bedroom 3. 11' x 10'9" (3.35m x 3.28m)

Wash hand basin, a central heating radiator and window to the rear elevation.

Bedroom 4. 10'7" x 10'3" (3.23m x 3.12m)

Central heating radiator and a window to the front elevation.

Bathroom & wc

Fitted with a three piece suite in white comprising a panelled bath with an electric shower and a screen over, a wash hand basin and a low level w.c. Complemented by tiled walls, central heating radiator and a window to the rear.

Shower Room & wc

Great second bathroom facility for a family home, fitted with a three piece suite comprising a step in shower cubicle, a wash hand basin to a vanity unit and a low level w.c. Complementary tiling to the walls, central heating radiator and a window to the rear.



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Outside

To the front is a good sized lawned garden with fruit trees inset and hedging enclosing. A tarmac driveway provides ample parking for several vehicles and leads to two garages, one integral to the house and the other separate and detached. Moving around to the rear is a generous proportioned garden that enjoys a southerly aspect and views over a field beyond the rail line. The garden includes paved patio areas, extensive vegetable plots, stocked borders, a greenhouse and a central green. The garden is completely enclosed by a mix of fencing and hedging making it not only private but secure.

Tenure and Services

Freehold.

All Mains Services

Council Tax

City of Bradford Metropolitan District Council Tax Band G. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Money Laundering, Terrorist Financing and Transfer

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. 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 for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

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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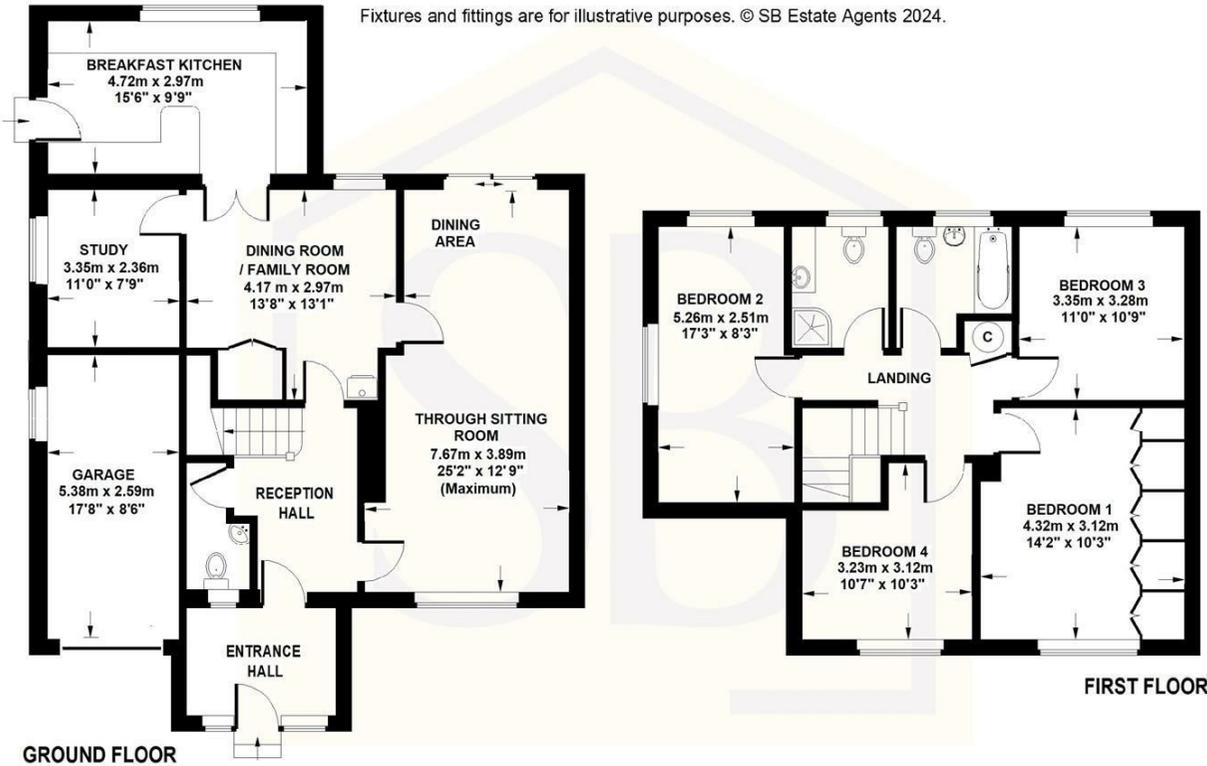
Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

This plan is for guidance only. It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



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.

Call us on 01943 889010
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