



# 33 SOUTHFIELD ROAD, BURLEY IN WHARFEDALE LS29 7PB

**Asking price £650,000**

## FEATURES

- Smartly Presented Four Bedroomed Detached House
- Breakfast Kitchen Fully Integrated With Appliances
- Ample Parking & A Garage Store
- Easy Walking Distance Of The Two Outstanding Primary Schools & The Nearby Train Station
- Two Good Sized Reception Rooms, With One Having A Warming Wood Burning Stove
- Valuable Downstairs WC & Smart Modern Four Piece House Bathroom Upstairs
- Lovely Gardens With The Rear Enjoying A Southerly Aspect
- Close To Stunning Open Countryside And An Easy Stroll To The Village Shops & Amenities



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# 4 Bedroom House - Detached located in Burley In Wharfedale

Nestled in the charming village of Burley In Wharfedale, this delightful detached house on Southfield Road offers a perfect blend of comfort and modern living. Spanning an impressive 1,478 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The light and airy sitting room features a wood-burning stove, creating a warm and inviting atmosphere for family gatherings.

With four well-proportioned bedrooms, this home provides ample space for a growing family or those seeking extra room for guests. The recently fitted modern four-piece bathroom is a standout feature, complete with a luxurious walk-in shower, ensuring a refreshing start to your day.

The property is situated in a highly sought-after cul-de-sac, just a short stroll from two outstanding primary schools, the local train station, and a variety of village shops and amenities. This prime location makes it an excellent choice for families and commuters alike.

Outside, the southerly facing rear garden offers generous proportions, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property includes good parking, providing convenience for residents and visitors.

With the added benefit of a versatile office/snug room and a valuable cloaks WC on the ground floor, this home is designed to meet the needs of modern living. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to make this charming residence your own.

To arrange your viewing of this fine family 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:

## Entrance Hallway

Via a modern composite outer door with a glazed inset and matching side window, attractive wooden Parquet flooring, a central heating radiator and a useful understairs storage cupboard.

## Cloaks WC

Fitted with a two piece suite in white comprising a low level wc and a wash hand basin. Window to the side elevation.

## Sitting & Dining Room 24'9" x 12'5" (7.54m x 3.78m)

A light and airy through reception room having a window to the front and patio doors to the rear garden. Focal fireplace with a warming wood burning stove inset and a central heating radiator.

## Snug / Office 15'7" x 8'1" (4.75m x 2.46m)

A great additional living space with a central heating radiator and a window to the front elevation.

## Breakfast Kitchen 15'3"max x 17'1"max (4.65mmax x 5.18mmax)

An 'L' Shaped breakfast kitchen offering a good number of fitted kitchen units having granite worksurfaces over and a sink unit inset. Built in electric double oven, a five ring gas hob with an extractor hood over, together with integrated appliances, a fridge-freezer, washing machine and a dishwasher. Breakfast bar peninsular looking out over the rear garden, further rear window and French doors to the southerly facing rear garden. Central heating radiator and towel rail.

## First Floor Landing

Access hatch to the loft.

## Bedroom 1. 17'5" (plus robes) x 12'5" (5.31m (plus robes) x 3.78m )

A lovely proportioned principle bedroom having fitted wardrobes and cupboards providing excellent storage and hanging space. A window to the rear looking over the gardens and with a very pleasant open outlook together with a central heating radiator.

## Bedroom 2. 15'8" x 8'1" (4.78m x 2.46m)

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

## Bedroom 3. 9'2" x 7'10" (2.79m x 2.39m)

Central heating radiator and a window to the rear looking over the gardens and with an open aspect beyond.

## Bedroom 4. 10'5" x 6'8" (3.18m x 2.03m)

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

## House Bathroom

This recently installed house bathroom offers space and facilities that all the family will love. With a stand alone bath at one end having a central filler tap, to the corner shower cubicle, the wash hand basin to a vanity unit and finally the low level w.c. Chrome central heated towel rail, attractive tiling, an extractor fan and a window to the rear.

## Outside

The property enjoys a very pleasant and well proportioned plot having good parking to the front with a



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driveway to the side providing access to the garage store, an ideal area for kids bikes, garden equipment etc. The front garden is lawned and offers an attractive array of shrubs and bushes. Moving around to the rear the garden enjoys a southerly aspect, with a patio as you immediately enter the garden from the house leading to a good sized lawned garden, privately and securely enclosed with well stocked borders having a selection of shrubs, plants and bushes.

#### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Superfast Broadband up to 71 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](http://www.bradford.gov.uk) or telephone them on 01274 432111.

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

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage for a motorbike or the likes.

#### **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**

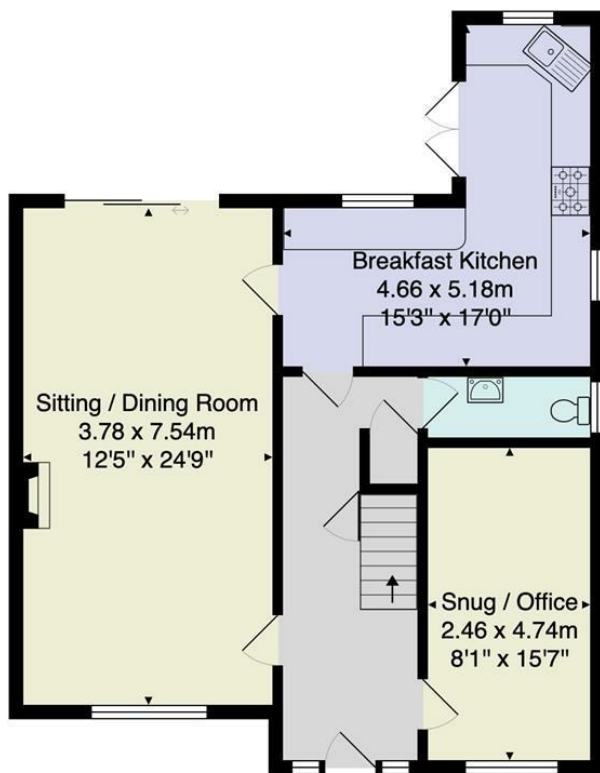
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

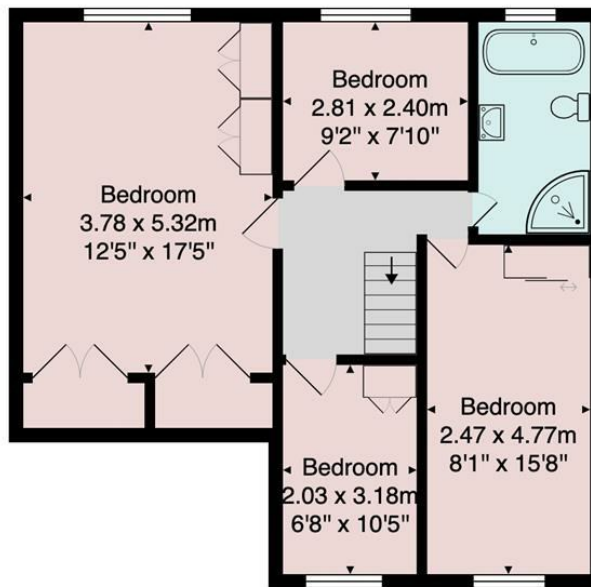
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Ground Floor



First Floor

Total Area: 137.3 m<sup>2</sup> ... 1478 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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