



19 PROSPECT ROAD BURLEY IN WHARFEDALE LS29 7PN

Asking price £384,000

FEATURES

- Mature Three Bedroomed Semi Detached House Within A Very Popular Neighbourhood
- Sitting Room With Patio Doors To The Conservatory Looking Over The Rear Garden
- Fitted Kitchen With A Built In Oven & Hob / Valuable Downstairs WC
- White Three Piece House Bathroom With A Shower Over The Bath
- South Facing Rear Garden, Privately Enclosed And Not Overlooked
- Driveway Parking And A Detached Garage
- EPC Rating C / Tenure Freehold / Council Tax Band C
- Offered With The Advantage Of Having No Onward Chain



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Delightful 3 Bedroom Semi-Detached With Attractive South Facing Garden

Nestled on the charming Prospect Road in Burley In Wharfedale, this delightful semi-detached house, built in the 1950's, presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The house features a well-appointed bathroom, a fitted kitchen and a valuable downstairs wc and benefits from parking to the driveway and the detached garage, ensuring convenience for residents and guests. One of the standout features of this home is the attractive enclosed rear garden, which enjoys a lovely southerly aspect. This private outdoor space is not directly overlooked, as it backs onto peaceful allotments, providing a serene retreat for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

This property is particularly appealing as it is offered with the advantage of having no onward chain, allowing for a smooth and efficient purchasing process. Families will appreciate the home's proximity to Burley In Wharfedale's highly regarded primary schools, making it an ideal choice for those with children. Additionally, the property is within easy walking distance of the local train station and the village centre, where a variety of amenities can be found, including shops, cafes, and recreational facilities.

In summary, this semi-detached house on Prospect Road is a wonderful opportunity to secure a family home in a sought-after location, combining comfort, convenience, and a lovely outdoor space. Do not miss the chance to make this charming 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:

Entrance Hall

Via a smart composite outer door to the front elevation, a window also to the front, tiled flooring and a central heating radiator.

Sitting Room 16'7" x 13'1" (5.05m x 3.99m)

Focal fireplace with a gas fire inset, a central heating radiator and a window to the front elevation.

Conservatory 9'9" x 7'4" (2.97m x 2.24m)

Windows and French doors to the southerly facing rear garden.

Kitchen 13'3" x 8'5" (4.04m x 2.57m)

Fitted range of kitchen units having worksurfaces over with a sink unit inset. Built in electric oven and a gas hob, tiled flooring and a central heating radiator. Window to the side elevation and a door to the rear.

Downstairs WC 4'8" x 2'8" (1.42m x 0.81m)

Fitted with a low level wc, a wash hand basin, tiled floor and a window.

First Floor Landing

Window to the rear with views out over the garden and the allotments beyond. Access hatch to the loft.

Bedroom 1. 13'4" x 9'11" (4.06m x 3.02m)

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

Bedroom 2 10' max x 9'11 (3.05m max x 3.02m)

A central heating radiator and a window to the front elevation.

Bedroom 3. 10'1" x 6'2" (3.07m x 1.88m)

Central heating radiator and a window to the rear looking over the garden and the allotments beyond.

House Bathroom 6'2" x 5'5" (1.88m x 1.65m)

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level wc. Complemented by fully tiled walls, a central heated towel rail and a window to the rear.

Outside

To the front is a neat garden with a selection of trees and bushes and a stone wall to the pavement edge. A driveway leads past the side providing private off road parking and continues on to a detached single garage. The garden to the rear is privately and securely enclosed being predominately laid to lawn together with a patio area enjoying a southerly aspect and benefitting from not being directly over looked.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

For further details on Bradford Council Tax Charges please visit 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 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>

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>

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



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

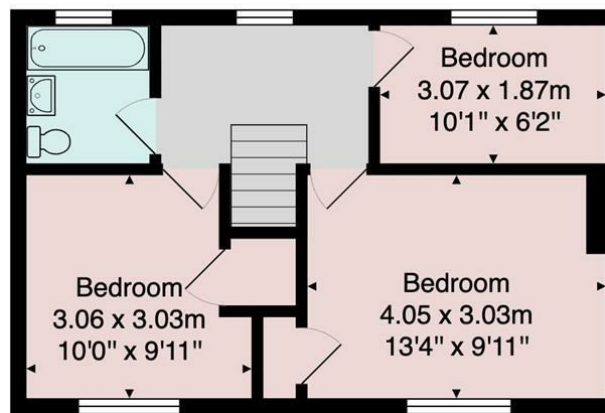
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

Total Area: 83.1 m² ... 894 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		
(69-80) C		81
(55-68) D	68	
(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