



1 MIDGLEY ROAD, BURLEY IN WHARFEDALE LS29 7NH

Asking price £365,000

FEATURES

- A Perfect Home For A Young Growing Family
- Smartly Appointed Modern Dining Kitchen
- Attractive, Privately Enclosed Southerly Facing Garden To The Rear
- Well Placed For The Local Schools, Shops And The Train Station
- Three Good Sized Bedrooms
- Through Sitting Room With Patio Doors To The Rear Garden
- Ample Parking To The Private Driveway
- EPC Rating D / Council Tax Band B / Tenure Freehold



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Lovely Family Home With Three Bedrooms & A Southerly Facing Garden

Nestled on Midgley Road in the charming village of Burley In Wharfedale, this delightful semi-detached house offers an ideal family home. With a generous living space of 1,000 square feet, the property boasts three well-proportioned bedrooms and a comfortable reception room, perfect for family gatherings or quiet evenings in.

Constructed in the late 1950s, this home has been smartly appointed to meet modern living standards, featuring a modern contemporary fitted dining kitchen that is both stylish and functional. The layout is designed to provide a warm and inviting atmosphere, making it easy to entertain guests or enjoy family meals.

One of the standout features of this property is its southerly facing, privately enclosed rear garden, which offers a peaceful retreat for outdoor relaxation and play. The garden is an excellent space for children to enjoy, while adults can appreciate the tranquillity it provides. Additionally, the property benefits from private driveway parking, ensuring convenience for residents and visitors alike.

Location is key, and this home is ideally situated within easy walking distance of both Burley In Wharfedale's outstanding primary schools, making it perfect for families. The village centre, with its excellent amenities, is also just a short stroll away, as is the train station, providing easy access to nearby towns and cities.

In summary, this semi-detached house on Midgley Road is a wonderful opportunity for those seeking a family-friendly home in a vibrant community. With its modern features, spacious layout, and prime location, it is sure to appeal to a wide range of buyers. 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

Via a uPVC outer door to the front elevation, this welcoming hallway has practical tiled flooring, two windows and a central heating radiator. A staircase from the hallway leads up to the first floor landing and connecting doors give access to the sitting room and the dining kitchen.

Sitting Room 19'1" x 11'8" (5.82m x 3.56m)

A lovely light and airy reception room having a window to the front and patio doors to the southerly facing fully enclosed rear garden. Gas, living flame fire inset to the chimney breast and with a stone surround. Central heating radiator.

Dining Kitchen 12'5" x 12'5" (3.78m x 3.78m)

Offering a comprehensive range of fitted wall and base units providing excellent storage and drawer space, having worksurfaces over with a sink unit inset. Space and provision for a cooker with a fixed extractor hood over, tiled flooring, a central heating radiator and a window to the southerly facing rear garden.

Rear Hall And Utility Area

A very useful and practical area having tiled flooring, a window and a door to the enclosed southerly facing rear garden. Utility area that provides space and plumbing for a washer.

First Floor Landing

Window to the front elevation and access to the following rooms:

Bedroom 1. 11'4" x 10'10" (3.45m x 3.30m)

Light and airy having windows to the side and rear elevations, a central heating radiator and a built in cupboard.

Bedroom 2. 11'4" max x 10'6" (3.45m max x 3.20m)

With built in wardrobes, a central heating radiator and a window looking over the rear garden.

Bedroom 3. 8'7" x 8' (2.62m x 2.44m)

Central heating radiator and a window to the front elevation.

House Bathroom

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 w.c. The bathroom is complemented by fully tiled walls and flooring, has a central heating radiator and a window to the front elevation.

Outside

The property stands in a good sized garden, with the front area having a neat lawned garden with stocked borders offering a selection of shrubs and bushes. A wide driveway provides



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

excellent off street parking to the house. Moving around to the rear the property enjoys a southerly aspect, is fully enclosed and private. There is a good sized lawn with shrubbed borders, a neat paved patio area, large timber shed and a greenhouse.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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 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

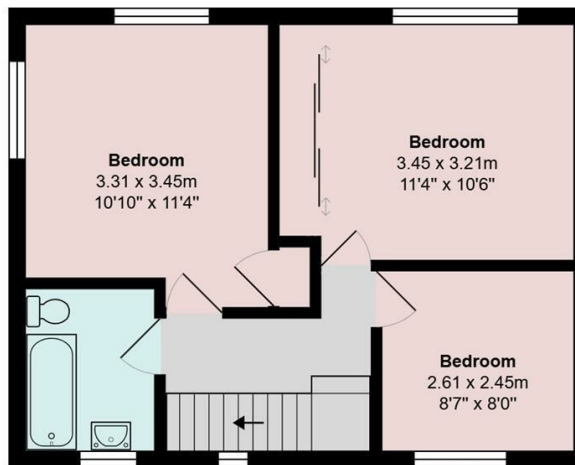
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



Total Area: 93.0 m² ... 1001 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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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