



# 43 LANGFORD ROAD, BURLEY IN WHARFEDALE LS29 7NN

**Asking price £168,000**

## FEATURES

- Two Double Bedroomed First Floor Flat
- New Boiler Fitted April 2025
- Well Appointed Kitchen & Bathroom
- Council Tax Band A / EPC Rating D
- Private Lawned Garden To The Rear With A Southerly Aspect
- New Carpets Throughout & Fresh Decorations September 2025
- Tenure Leasehold - Remainder Of A 125 Year Lease From 24/03/1990
- Offered With The Advantage Of Having NO ONWARD CHAIN



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ESTATE AGENTS

# 2 Bedroom Apartment located in 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...**

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### **Ground Floor**

#### **Private Entrance**

A private entrance having a door to the side elevation and the staircase to the first floor accommodation.

#### **Landing**

A long landing having two useful storage cupboards, a central heating radiator and a glazed door to a small balcony.

#### **Sitting Room**

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

#### **Kitchen**

Fitted with a good number of wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and hob, space and plumbing for a washer, a central heating radiator and a window to the rear. There is also a further storage cupboard that also houses the central heating boiler fitted in May 2025.

#### **Bedroom 1.**

Central heating radiator, built in shelved cupboard and a window to the front elevation.

#### **Bedroom 2**

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

#### **Bathroom WC**

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a low level wc and a wash hand basin. Central heating radiator and a window to the rear.

#### **Garden**

The property benefits from having its own private garden, located to the rear, laid to lawn with outbuilding and enclosed by fencing. The garden also enjoys a southerly aspect, perfect for those long summer days and early evenings

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

Tenure: Leasehold - 125 year lease commenced on the 24th March 1990 so has approximately 90 years remaining. Ground rent £10 per annum

All Mains Services Connected

Parking: On Street

#### **Council Tax**

City of Bradford Metropolitan District Council Tax Band A. 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.

#### **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>



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### **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](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

### **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.



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### **Offer Acceptance & AML Regulations**

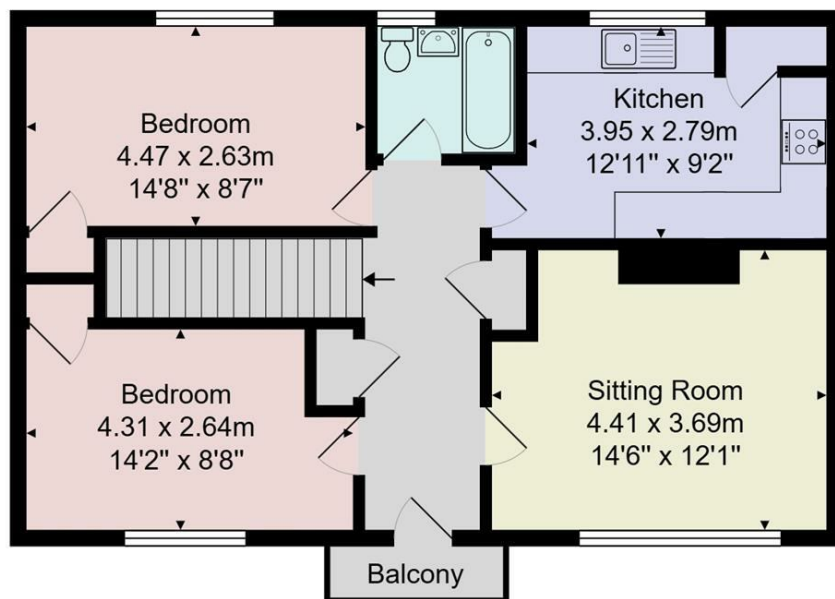
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



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Total Area: 70.1 m<sup>2</sup> ... 754 ft<sup>2</sup> (excluding balcony)

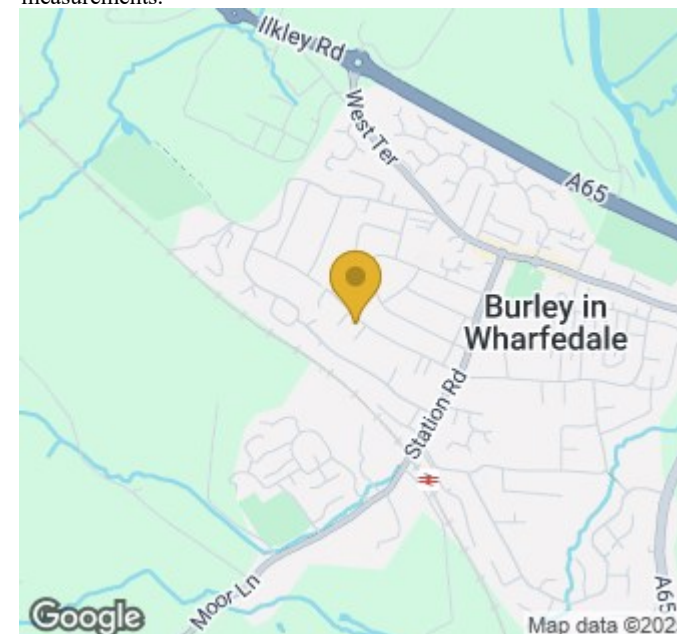
All measurements are approximate and for display purposes only.

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>		
(55-68) <b>D</b>	67	74
(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**

**E: [info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)**

**W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)**

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