



18 TANFIELD DRIVE, BURLEY IN WHARFEDALE LS29 7RT

Asking price £510,000

FEATURES

- Double Fronted 4 Bedroomed Detached House Within A Great Central Location
- Downstairs Cloaks WC / First Floor With An En-Suite To Bed 1 & The Smart House Bathroom
- Private Gardens, Fully Enclosed To The Rear, Which Also Enjoy a Westerly Aspect
- Great Location, Walking Distance To Schools, The Train Station & Village Shops
- Sitting Room, Separate Dining Room / Playroom & Dining Kitchen
- Good Parking To A Private Driveway To The Side & A Detached Single Garage
- Gas Fired Central Heating / Sealed Unit Double Glazed
- Tenure Freehold / Council Tax Band E / EPC Rating D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Excellent 4 Bedroomed Double Fronted Detached House

A perfect home for a young growing family, not only in accommodation size, but the lovely enclosed westerly facing rear garden and the excellent locality which is within easy reach of the villages outstanding primary schools, the train station and the local shops / amenities. The property commences with a welcoming hallway with double doors to the light and airy through sitting room which also has French doors that open out to the enclosed rear garden. There is a separate reception room, currently used as a dining room but would also work as a family playroom if needed. The dining kitchen offers a good range of fitted units and finally to the ground floor is the valuable downstairs cloaks wc. Moving up to the first floor, there is a central landing with access to the smart modern house bathroom and the four bedrooms, with the principle bedroom also having fitted wardrobes and an en-suite. Externally there is a neat open plan lawned garden to the front, a driveway which leads past the side of the house providing good off street parking and leads to a detached single garage. The garden to the rear is fully enclosed and incorporates a neat lawn together with strategically positioned patio areas to make the most of the days sunshine. To arrange a viewing on this fine family home, contact Shankland Barraclough Estate Agents.

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 an attractive composite outer door with glazed insets and side panel, a central heating radiator and useful understairs storage cupboard.

Sitting Room 20'3" x 11'3" (6.17m x 3.43m)

A lovely light and airy reception room having a window to the front and French doors that open in to the enclosed westerly facing rear garden. Focal fireplace with a fire inset and a central heating radiator.

Dining Room or Playroom 11' x 9'8" (3.35m x 2.95m)

This second reception room is currently used as a formal dining room but would also make for a great playroom for those with younger children. Central heating radiator and a window to the front elevation.

Dining Kitchen 16'3" x 9'4" (4.95m x 2.84m)

Offering a comprehensive range of fitted kitchen units with worksurfaces over and a sink unit inset. The kitchen also includes a built in electric double oven and gas hob, together with an integrated dishwasher and plumbing for a washing machine. Central heating radiator, a window and a composite door with a glazed inset to the enclosed westerly facing rear garden.

Downstairs Cloaks WC

Essential with younger children, this downstairs wc includes a two piece suite in white comprising a wash hand basin and a low level wc. Central heating radiator and a window to the side elevation.

First Floor Landing

With access to the following rooms:

Bedroom 1. 11'5" plus robes x 9'7" (3.48m plus robes x 2.92m)

Having built in wardrobes to one wall, a central heating radiator and a window to the front elevation.

En-Suite

A three piece suite in white comprising a step in shower cubicle with a glazed door, a wash hand basin to a vanity unit and a low level wc. Central heated chrome towel rail and a window to the front elevation.

Bedroom 2. 13' x 9'8" (3.96m x 2.95m)

A lovely bedroom with modern built in sliding front wardrobes, a further built in storage cupboard, central heating radiator and a window to the front elevation.

Bedroom 3. 12'10" x 6'10" (3.91m x 2.08m)

Central heating radiator and a window to the rear elevation.

Bedroom 4. 11'3" x 7'5" (3.43m x 2.26m)

Central heating radiator and a window to the rear elevation.

House Bathroom

A smart modern three piece suite in white comprising a bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level wc. Complemented by smart modern tiling, a central heated towel rail, extractor fan and a window to the rear.

Outside

To the front is a neat lawned garden with shrubs, plants and a tree to the borders. A driveway provides private off road parking and leads past the side of the house and onto a detached



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

single garage built in matching materials to the house with a pitched roof over and an up and over door to the front. The rear garden is privately and securely enclosed by fencing, offering a neat lawn and strategically positioned patio areas to make the most of the whole days sun.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

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>

Council Tax Bradford

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

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



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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.

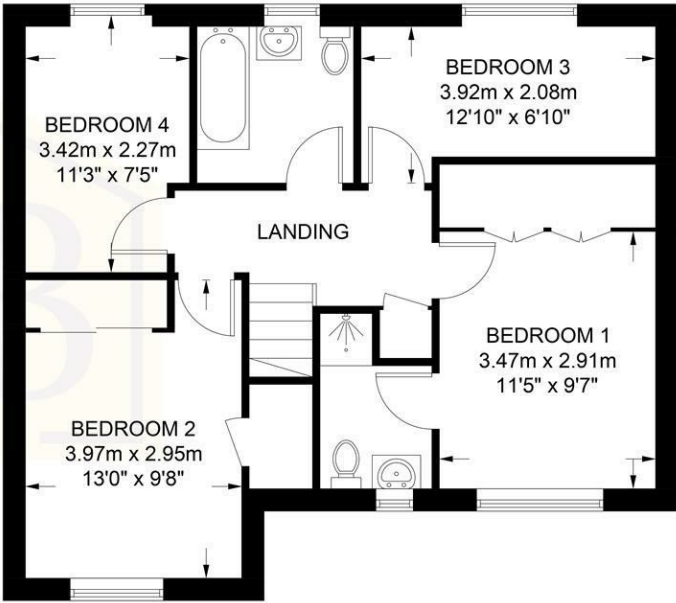
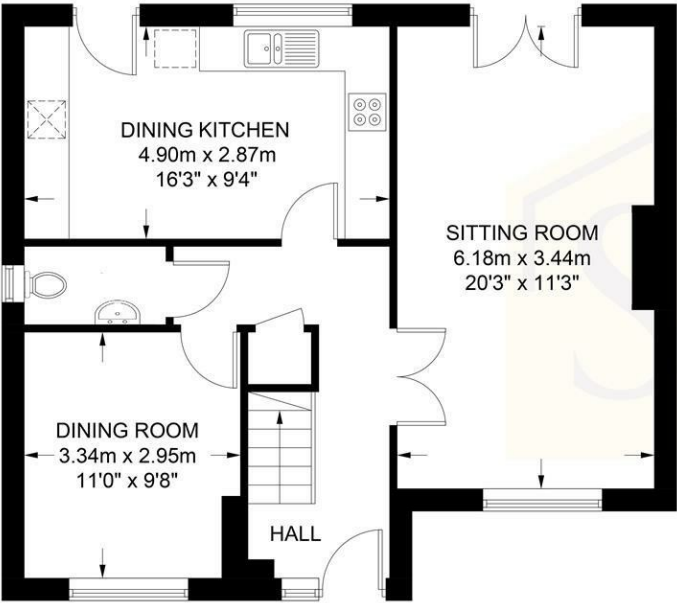
Please Note

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.



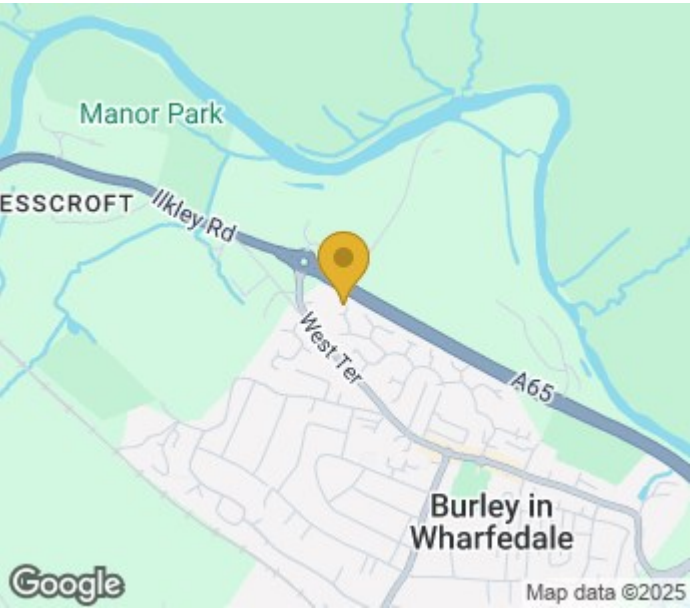
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
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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