



3 WREXHAM ROAD, BURLEY IN WHARFEDALE LS29 7LS

Asking price £875,000

FEATURES

- A Handsome Double Fronted Detached Residence In A Much Sought After Locality
- Offering Five First Floor Bedrooms There Is Space For All The Family To Enjoy
- Three Reception Rooms With Stoves Or Open Fire Found To Each Room
- A Well Appointed Breakfast Kitchen With A Valuable Utility Room Off
- Smart Four Piece House Bathroom And A Striking Modern Three Piece Shower Room
- Excellent Proportioned Gardens, All Private And Fully Enclosed
- Gated Driveway Parking For Several Vehicles And A Larger Than Average Detached Garage
- Ideally Located Just A Few Minutes Walk From Open Countryside, The Shops, Schools And The Train Station



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5 Bedroom House - Detached located in Burley In Wharfedale

Nestled on Wrexham Road in the charming village of Burley In Wharfedale, this handsome double-fronted stone-built detached house, constructed circa 1935, offers a delightful blend of character and modern living. Spanning an impressive 1,751 square feet, the property boasts three spacious reception rooms, five well-proportioned bedrooms, and two bathrooms, making it an ideal family home.

Set within a beautifully maintained garden, the house is complemented by ample parking for up to five vehicles including a larger-than-average detached garage, providing both convenience and practicality. The property is situated on a sought after road, surrounded by a selection of fine individual family homes, which enhances the appeal of this sought-after neighbourhood.

The interior of the home showcases a perfect mix of charming period features alongside contemporary fixtures and fittings, ensuring comfort and style throughout. Its convenient location allows for easy access to local shops, reputable schools, and the train station, making it an excellent choice for families and commuters alike.

This property is truly worthy of an appointment to view, as it must be seen to be fully appreciated. With its unique character, generous space, and prime location, this home presents a wonderful opportunity for those seeking a delightful residence in Burley In Wharfedale.

To arrange your viewing of this fine 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 Porch

A lovely entrance to the house having a door with windows either side and over throwing good natural light in to the porch.

Entrance Hallway

A lovely stripped door with a stained glass inset and matching side panels from the porch. Attractive Parquet oak flooring, a central heating radiator and a useful deep understairs storage cupboard.

Sitting Room 13'9" x 12'11" (4.19m x 3.94m)

Focal fireplace with a cast iron inlay and an open fire, oak Parquet flooring, lovely bay window to the front

elevation, two central heating radiators, picture rails and moulded ceiling corning complementing the decorations.

Family Room 12'2" x 11'11" (3.71m x 3.63m)

Focal wood burning stove inset to the chimney breast, attractive oak Parquet flooring, two central heating radiators, window to the side elevation and a further larger bay window looking out over the front garden.

Living And Dining Kitchen 23' x 12'8" max (7.01m x 3.86m max)

The hub of every good home always revolves around the kitchen and this one provides the ideal area for all the family to enjoy. The kitchen area enjoys a comprehensive range of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes an integrated dishwasher, a built in double oven and a large gas hob with an extractor hood over. Focal wood burning stove inset to the chimney breast with built in cupboards and drawers to the alcoves providing valuable additional storage space. Two tall central heating radiator, windows to the side and to the rear elevations looking over the gardens.

Utility Room 8' x 6'3" (2.44m x 1.91m)

A very useful additional area with fitted kitchen units, space and plumbing for a washer and space for a fridge-freezer. Window and door to the rear garden.

Downstairs Shower Room & WC

Smartly appointed with a modern three piece suite including a walk in shower with a glazed screen, wash hand basin and a low level wc to a modern vanity unit with a mirror over. Luxurious electric underfloor heating together with a central heated towel rail and a window to the side elevation.

First Floor Landing

Light and airy having a stained glass window to the side elevation.

Bedroom 1. 13'9" x 12'11" (4.19m x 3.94m)

Central heating radiator and windows to the front and side elevations.

Bedroom 2. 12'2" x 11'8" (3.71m x 3.56m)

Central heating radiator and windows to the front and side elevations.

Bedroom 3. 14'9" x 8'8" (4.50m x 2.64m)

Central heating radiator and a window looking out over the rear garden.

Bedroom 4. 11'3" x 9'8" (3.43m x 2.95m)

Central heating radiator and a window to the rear elevation looking out over the garden.

Bedroom 5 or Home Office. 8'3" x 6'8" (2.51m x 2.03m)

Central heating radiator and a window to the front elevation.



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House Bathroom & WC

A spacious house bathroom fitted with a smart four piece suite that includes a panelled bath, a walk in shower, a wash hand basin and a low level wc. Complemented by attractive fully tiled walls and flooring, a double cupboard housing the hot water cylinder and the boiler, luxurious electric under floor heating together with a tall central heating radiator and a window to the side elevation.

Second WC

Low level wc, a wash hand basin and a window to the side elevation.

Outside

The property stands within a generous sized garden that has been cultivated and matured over several years providing a very attractive and safely enclosed environment perfect for all the family and pets to enjoy. To the front the garden is enclosed by stone walling with railings over, a neat lawn with well stocked borders. A gated driveway provides private off road parking for several vehicles and leads past the side elevation and on to the larger than average stone built detached garage with light and power. The garden to the rear includes a gravelled patio area, neat lawns, a summerhouse, vegetable gardens and a large selection of shrubs and bushes. The garden to the rear is very private, enclosed by fencing and hedging and has to be walked around to be fully appreciated.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

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 or telephone them on 01274 432111.

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>



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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

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

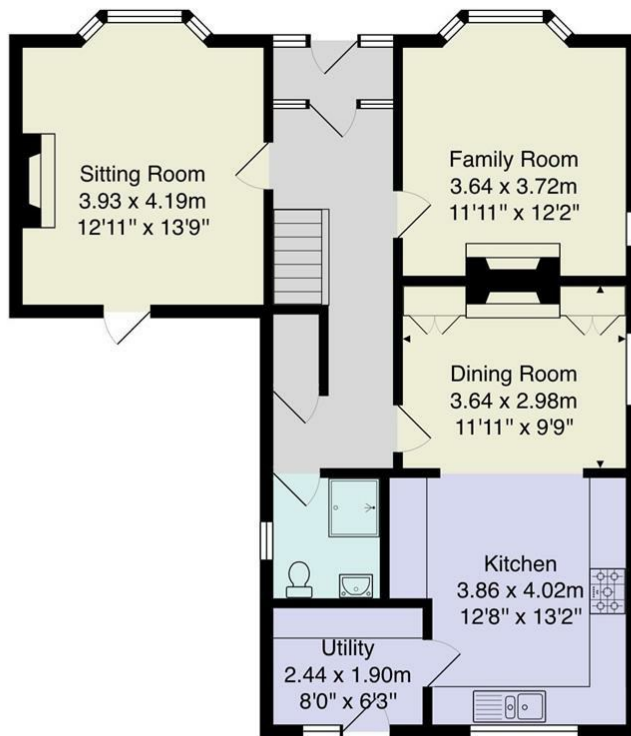
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

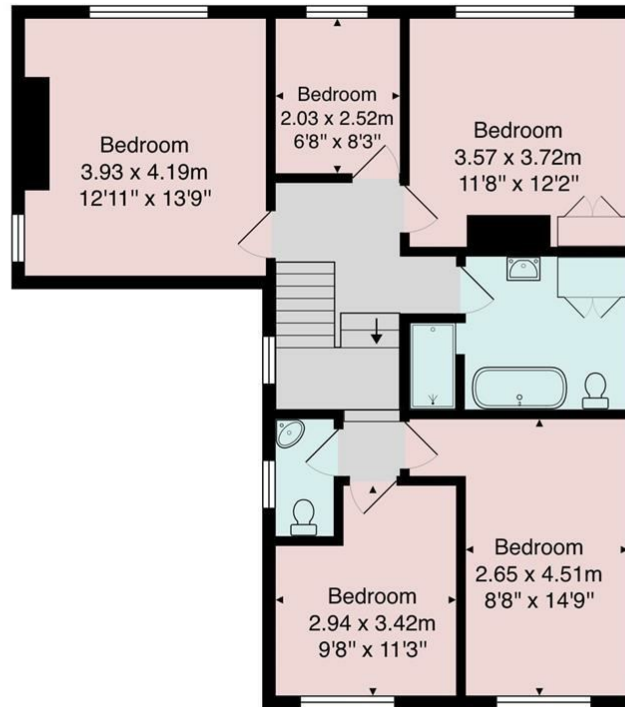
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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. Wrexham Road is an unadopted Road and each property pays £90 pa towards its upkeep/maintenance.



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Ground Floor



First Floor

Total Area: 162.7 m² ... 1751 ft²

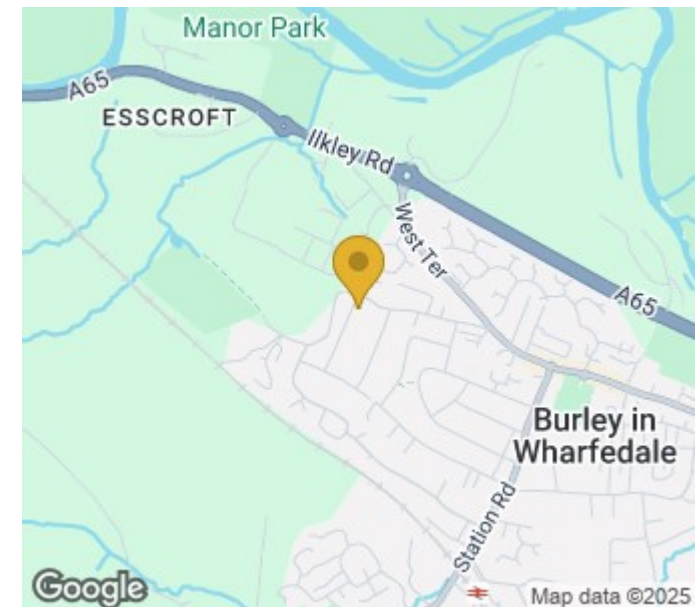
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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

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