



# HILL CRESCENT, BURLEY IN WHARFEDALE LS29 7QG

**Asking price £750,000**

## FEATURES

- Deceptively Spacious Four Double Bedroomed Detached House Located Within A Sought After Neighbourhood
- Excellent Sized Plot With A Large Southerly Facing Rear Garden, Ample Parking And An Attached Garage
- Perfect Family Home Having Three Reception Rooms, A Family Dining Kitchen & A Utility Room
- Smart Modern Fittings To The House Bathroom, The En-Suite And The Downstairs WC
- Located Just A Stones Throw From Beautiful Open Countryside
- Within Easy Walking Distance Of The Train Station & The Primary Schools
- EPC Rating C / Tenure Freehold / Council Tax Band E
- Offered With The Advantage Of Having No Onward Chain



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# 4 Bedroom House - Detached located in Burley In Wharfedale

Nestled in the charming Hill Crescent of Burley In Wharfedale, this delightful detached house, built around 1935, offers a unique blend of character and modern living. Spanning an impressive 2,120 square feet, the property boasts three spacious reception rooms, perfect for both entertaining and family life, together with a spacious dining kitchen and a valuable utility room. With four generously sized double bedrooms, and a home office, this home is ideal for those seeking ample space.

The property features two well-appointed bathrooms and a downstairs wc, ensuring convenience for all residents. One of the standout features is the large southerly facing garden at the rear, providing a serene outdoor space to enjoy the sunshine and the beauty of nature. The garden is perfect for family gatherings, gardening enthusiasts, or simply unwinding after a long day.

Situated just a stone's throw from stunning open countryside, this home is also conveniently located near the highly regarded Burley Woodhead Primary School, making it an excellent choice for families. For those commuting to Leeds or Bradford, the train station is within easy walking distance, offering a hassle-free journey to the city.

Additionally, this property comes with the advantage of no onward chain, allowing for a smooth and swift purchase process. With parking available for three vehicles and a garage, this home combines practicality with charm, making it a must-see for anyone looking to settle in this picturesque area. Don't miss the opportunity to make this spacious and inviting house your new home.

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 composite outer door to the front the hallway has a coir matting followed by oak flooring. The staircase leads up to the first floor, Delph styled plate racks and a central heating radiator.

## Sitting Room 19'11" x 11'7" (6.07m x 3.53m)

A generous proportioned reception room having a focal fireplace to the chimney breast with a gas fire inset. Central heating radiator, ceiling cornicing, a window to the front and a glazed door to the snug.

## Snug 11'7" x 10'6" (3.53m x 3.20m)

A lovely light and airy room having French doors and full length windows either side, together with an additional window to the side elevation. Attractive wooden flooring and a central heating radiator.

## Family Room 12'1" x 9'8" (3.68m x 2.95m)

Window to the front elevation, a central heating radiator and a ceiling cornicing.

## Dining Kitchen 18'6" x 18'4" (5.64m x 5.59m)

Offering a comprehensive range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer, dishwasher, an electric double oven with an induction hob and extractor hood over. Three central heating radiators, windows and a glazed door to the southerly facing rear garden.

## Utility Room 8' x 6' (2.44m x 1.83m )

Fitted double kitchen cupboard with a worksurface over and a sink unit inset. Space and plumbing for a washer, a central heating radiator and a glazed door to the rear garden.

## Downstairs WC

Smart two piece suite in white including a low level wc and a wash hand basin to a vanity unit. Complemented by fully tiled walls and a flooring, a central heated towel rail and a window to the rear garden.

## First Floor Landing

With the access hatch to the loft.

## Bedroom 1 11'9" x 10'8" (3.58m x 3.25m)

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

## En-suite

Smart modern three piece suite comprising a walk in shower, a wall hung wash hand basin and a low level wc. Complemented by fully tiled walls and flooring, a central heated towel rail and a window to the side elevation.

## Bedroom 2 14'7" x 11'7" (4.45m x 3.53m)

Central heating radiator and a window to the rear looking over the gardens.

## Bedroom 3 12'3" x 11'7" (3.73m x 3.53m)

Built in wardrobes, a central heating radiator and a window to the side elevation.

## Bedroom 4 12'1" x 11'9" (3.68m x 3.58m)

Built in wardrobes, a central heating radiator and a window to the side elevation.

## Office 6'11" x 6'7" (2.11m x 2.01m)

Central heating radiator and a window to the front elevation.



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### House Bathroom

A smart stylish modern house bathroom fitted with a four piece suite that includes a stand alone oval bath with a central filler tap, a shower cubicle, wash hand basin to a vanity unit and a low level wc. The bathroom is complemented by fully tiled walls and flooring, a tall chrome central heated towel rail, extractor unit and a window to the rear.

### Parking & Garage

The property benefits from having ample parking to the front with neat block sets and an attached garage (18'1" x 8'11") having an up and over door to the front and a connecting door to the rear. The property also benefits from have an EV charging point, located on the garage wall.

### Gardens

A lovely feature of this home are the attractive, fully enclosed private gardens to the rear. Enjoying a southerly aspect, the gardens are predominately laid to lawn, have a large stone paved patio area to make the most of that southerly aspect, neat hedging and fencing enclosing.

### Tenure And Services

Tenure: Freehold

All Mains Services Connected

### Council Tax

City of Bradford Metropolitan District Council Tax Band E. 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.

### 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>

### 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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### 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.

### Offer Acceptance & AML Regulations

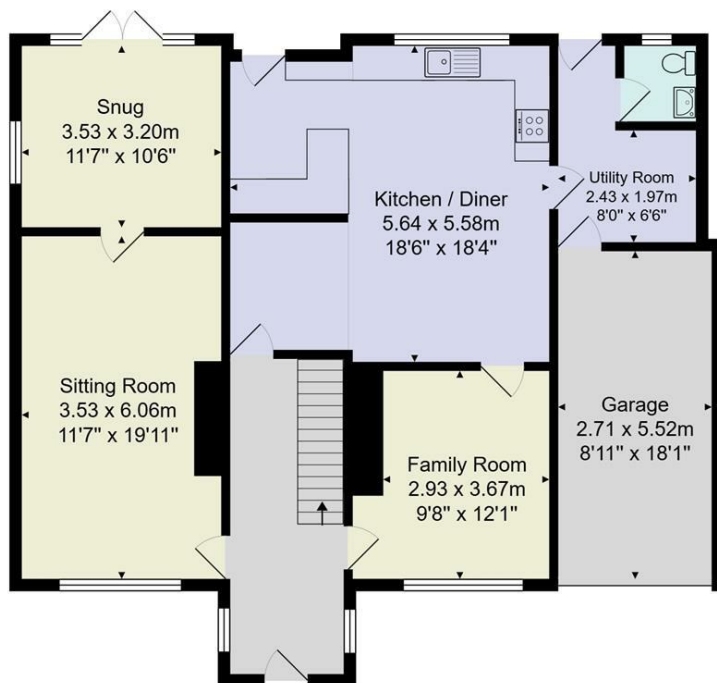
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

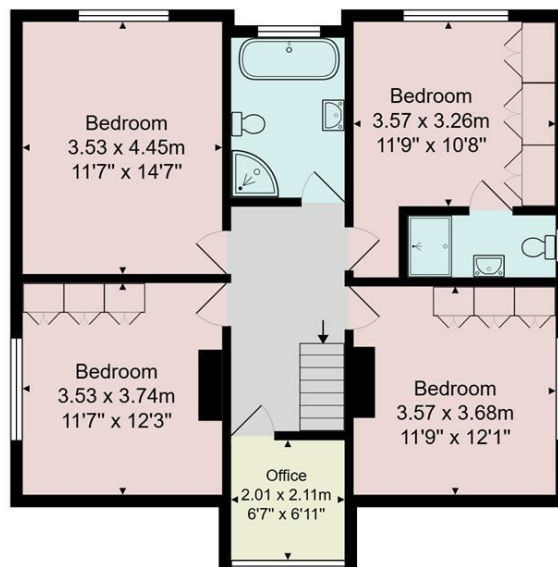
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 197.0 m<sup>2</sup> ... 2120 ft<sup>2</sup>

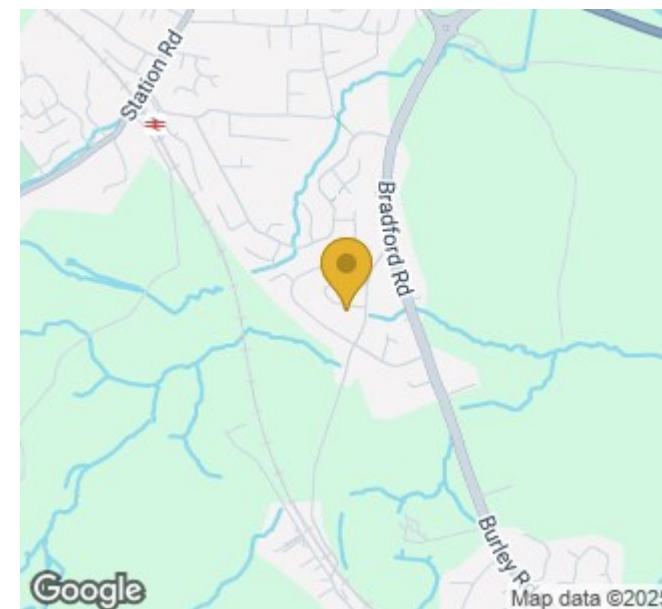
All measurements are approximate and for display purposes only.

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		
(55-68) D		
(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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