



Thornton Street | | Burley In Wharfedale | LS29 7JD

£170,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



Thornton Street |  
Burley In Wharfedale | LS29 7JD  
£170,000

A charming stone built cottage offering easily managed accommodation in a quiet setting within a short walk of village amenities. The property, which has gas central heating and double glazing, provides a sitting room and fitted kitchen on the ground floor whilst at first floor level there are two bedrooms and a bathroom. There is a small garden area to the rear.

- Easily Managed Stone Built
- Popular Neighbourhood Terrace House
- Sitting Room
- Two Bedrooms
- Garden To Rear
- Double Glazing
- Fitted Kitchen
- Bathroom
- Gas Central Heating
- EPC Rating D / Council Tax Band A

#### GROUND FLOOR

##### Sitting Room

11'9" x 11'7" (3.58m x 3.53m)

With a pvc entrance door and a fireplace housing an electric stove.

##### Kitchen

10'0" x 8'9" (3.05m x 2.67m)

With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces. Fitted electric oven and hob. Under stairs store cupboard. Pvc door to rear garden. Window to the rear.

#### FIRST FLOOR

##### Landing

Leading to:

##### Bedroom

11'9" x 11'8" (3.58m x 3.56m)

With a decorative fireplace. Window to the front elevation.





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### Bedroom

10'2" x 4'10" (3.10m x 1.47m)

Window to the rear elevation.

### Bathroom

With a white suite comprising a panelled bath, pedestal wash basin and low suite wc. Cupboard with a wall mounted gas central heating boiler.

### OUTSIDE

#### Garden

There is a small lawned garden to the rear.

### Burley in Wharfedale

Burley in Wharfedale is the quintessential Yorkshire village, situated just 3 miles from Ilkley town centre and 13.5 miles from Leeds City centre. Located towards the top of the village, the train station provides regular links to Leeds, Bradford and London. The village itself features a wonderful blend of amenities from coffee shops, a local cooperative, library, doctors surgery and play park. There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's Harry Brook. With the backdrop of the Moors and the River Wharfe being a prominent feature, it really is a fabulous setting for walks, adventure and raising a family.

### Council Tax

City of Bradford Metropolitan District Council Tax Band A

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

### Please Note

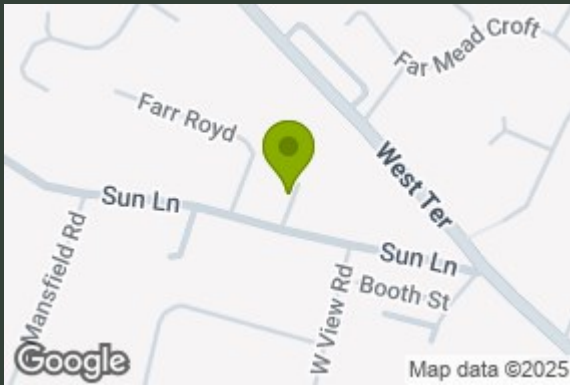
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

### Mobile Signal/Coverage

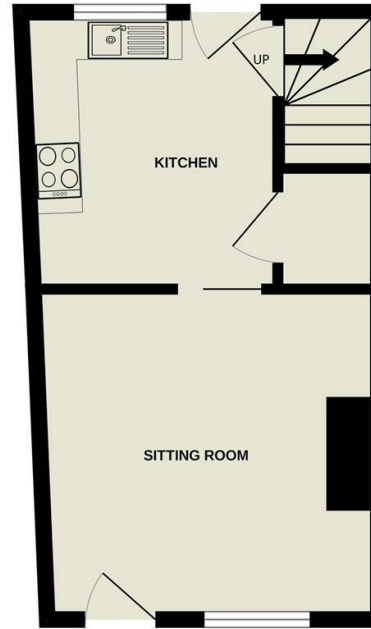
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Estate Agents Act 1979

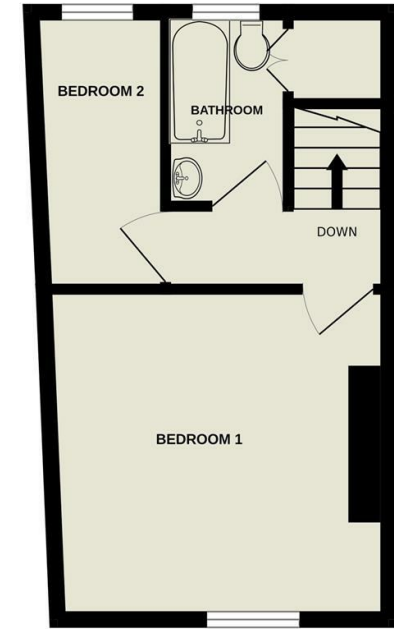
In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of a relative of an employee of Tranmer White Ltd.



GROUND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.

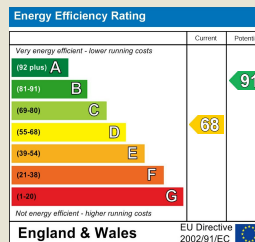


FIRST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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