

Long Meadows | Burley in Wharfedale | LS29 7RY

Asking price £565,000

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57 Long Meadows |
Burley in Wharfedale | LS29 7RY
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A stone-built detached property, ideally situated within a well-established and mature residential setting in the highly regarded village of Burley in Wharfedale. The property occupies a favourable position towards the edge of the development, adjacent to a convenient pedestrian pathway providing easy access into the heart of the village.

The property has been thoughtfully extended and remodelled to the rear, creating a superb, spacious and light-filled open plan living/dining kitchen. The accommodation briefly comprises an entrance hall with cloakroom off, a sitting room with bay window, and an impressive open plan living dining kitchen featuring sleek high-gloss cabinetry, a central island, and bi-fold doors that open seamlessly onto the rear garden. A utility room and integral garage complete the ground floor.

To the first floor are four well-proportioned bedrooms, a family bathroom, and a separate shower room.

Externally, there is a tarmac driveway providing off-street parking, along with gardens wrapping around the front and side of the property.

- Stone-built detached home in a well-established and mature residential setting
- Extended and remodelled to create a spacious, light-filled open plan living/dining kitchen
- Tarmac driveway, integral garage, and wraparound gardens to the front and side
- Catchment for Ilkley Grammar school
- Edge-of-development position with convenient pedestrian access into the village centre
- Four well-proportioned bedrooms with family bathroom and separate shower room
- No onward chain







A stone-built detached property, ideally situated within a well-established and mature residential setting in the highly regarded village of Burley in Wharfedale











GROUND FLOOR

Entrance Hall
A wood and glazed door opens onto a welcoming entrance hall. Wood effect flooring.

Cloakroom
With a continuation of the wood effect floor covering, pedestal wash basin, WC and ceramic tiling to the splash areas. A window to the front elevation.

Sitting Room
15'01 x 11'04 (4.60m x 3.45m)
Featuring a bay window to the front elevation, elegant coving to the ceiling, and a striking marble fireplace with hearth incorporating a living flame gas fire. The space is further enhanced by contemporary ceiling spotlights, creating a warm and inviting ambience.

Living Dining Kitchen
22'8 max x 21'0 max (6.91m max x 6.40m max)
An extended and exceptionally bright space, enhanced by a full-height ceiling and bi-fold doors spanning the rear elevation, seamlessly connecting the interior with the patio garden beyond. The kitchen is fitted with a stylish range of high-gloss wall and base units, complemented by granite worktops and upstands, and a one-and-a-half bowl sink with drainer.

A central island with granite surface provides both a focal point and additional workspace, with contemporary pendant lighting overhead. Integrated appliances include an under-counter fridge, dishwasher, and a Rangemaster stove with extractor hood above. Further features include two Velux windows and a useful understairs storage cupboard. Wood effect floor covering.

Utility Room
8'9 x 4'8 (2.67m x 1.42m)
A well-appointed and practical space featuring a uPVC glazed door to the rear elevation and a window to the side, allowing for plenty of natural light. Fitted with a range of base cabinetry, complemented by tiling to the splashback areas and plumbing for a washing machine. The room benefits from a continuation of the wood-effect flooring, creating a cohesive flow with the adjoining spaces.

FIRST FLOOR

Landing
With a window to the side elevation and loft access.

Bedroom One
14'4 x 7'10 (4.37m x 2.39m)
With a windows to both the front and rear aspects, further loft access and spotlights to the ceiling.

Bedroom Two
11'3 x 10'5 max (3.43m x 3.18m max)
A spacious double bedroom with a window to the front elevation.

Bedroom Three
11'3 x 9'0 min (3.43m x 2.74m min)
A further double bedroom with a window to the rear elevation.

Bedroom Four
9' x 7' (2.74m x 2.13m)
With a window to the rear elevation and a built in cupboard.











Bathroom
A recently updated, contemporary bathroom suite comprising a shaped bath with overhead shower and additional hand-held shower wand, a vanity sink unit, and WC. The room is fully tiled to the walls and floor, with ceiling spotlights providing a bright, modern feel. Further features include a period-style radiator with heated towel rail, and an airing cupboard housing the boiler. A window to the front elevation allows natural light to fill the space.

Shower Room
A useful further shower room with shower cubicle, WC, pedestal wash basin, part tiled walls and tiled floor.

OUTSIDE

Garage and Driveway
17'0 x 8'8 (5.18m x 2.64m)
A tarmacadam drive leads to a single car garage with integral access from the kitchen, a pedestrian door to the rear elevation and an up and over style garage door. Power and lights.

Gardens
The front of the property is beautifully framed by mature laurel hedges, with a paved pathway leading through a level, manicured lawn. The path continues to the side, providing gated access to the rear garden. At the rear, a secure, fenced garden features a spacious, level lawn, thoughtfully bordered by mature flowers and shrubs, offering a private and tranquil outdoor retreat.

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

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

Council Tax
City of Bradford Metropolitan District Council Tax Band E.





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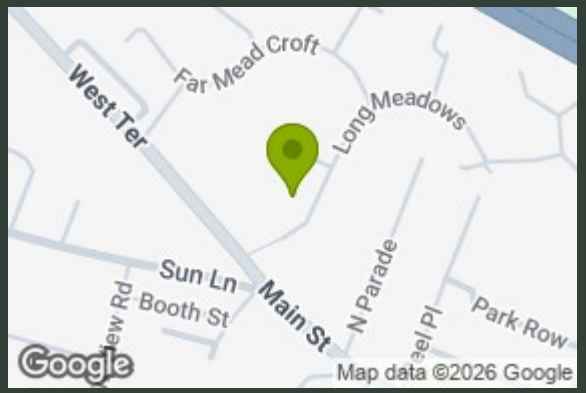


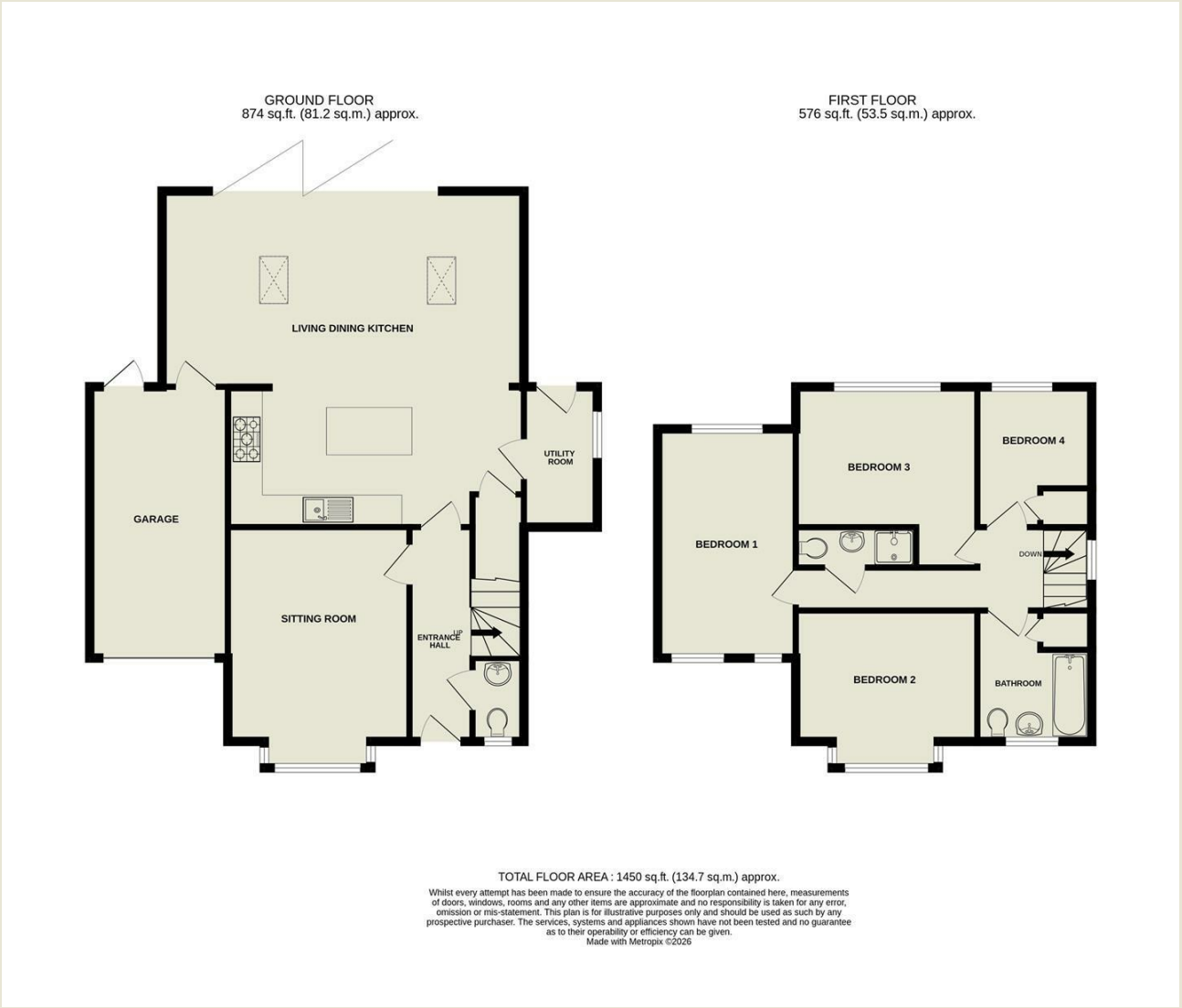


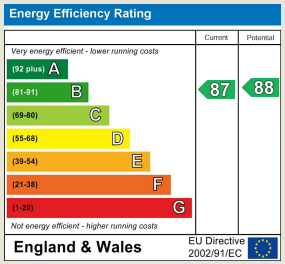












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