

11 Scalebor Square | | Burley In Wharfedale | LS29 7SP

Asking price £495,000

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A spacious four-bedroom townhouse situated within the popular Scalebor development in Burley in Wharfedale. Arranged over three floors, the property offers flexible and well-proportioned accommodation, ideal for family living.

The ground floor comprises a versatile reception room, which could also be used as a fourth bedroom, alongside a utility room, downstairs WC and integral garage.

The first floor features a kitchen and generous sitting room with access to a balcony. To the second floor are three double bedrooms, including a principal bedroom with ensuite shower room, and a separate family bathroom.

Externally, the property benefits from a rear garden and two parking spaces.

Ideally located close to Burley in Wharfedale railway station and village amenities, with the beautiful Wharfedale countryside nearby.

- Spacious four-bedroom townhouse arranged over three floors
- Generous siting room with access to private balcony
- Two additional parking spaces
- Versatile ground-floor reception room, ideal as a fourth bedroom
- Integral garage and useful utility room
- Within the popular Scalebor development, close to the train station and local amenities







Offering flexible accommodation across three floors, including a versatile ground-floor reception room ideal for use as a fourth bedroom.











GROUND FLOOR

Entrance Hall
Enter via a solid wood and glazed door into the hallway, which has wood effect laminate flooring and a understairs cupboard.

Downstairs WC
Comprising a WC, pedestal wash basin, tiled splashback, tiled effect floor covering and an extractor fan.

Garden Room/ Bedroom
11'11 x 9'3 (3.63m x 2.82m)
A versatile additional room, with wood laminate flooring and a upvc French glazed doors to the rear garden.

Utility Room
8'3 x 7'2 (2.51m x 2.18m)
Comprising a base cabinet, worktops, plumbing for a washing machine, space for a dryer and stainless steel sink and drainer. There is also a tiled splashback, continuous laminate floor covering and a wood and glazed door to the rear garden.

FIRST FLOOR

Kitchen
20'11 x 9'2 (6.38m x 2.79m)
With two windows to the rear elevation, the kitchen comprises a range of wall and base cabinets with coordinating worktops, a circular stainless steel sink and drainer, tiling to the splashback, wine rack and display cabinets. Integrated appliances include a dishwasher, fridge, freezer, eye-level oven and grill, 4-ring gas hob with stainless steel extractor hood above. There is also a tiled floor, under counter lighting and space for a dining table.

Living Room
18'08 x 19'09 (5.69m x 6.02m)
Featuring a fireplace surround and marble inset and hearth, with a living flame gas fire. There is also a window to the front elevation, alongside French doors to the front that open onto the balcony.

Balcony
A decked balcony enclosed by iron railings with lovely open views across the formal gardens.

SECOND FLOOR

Landing
With loft access and a useful shelved airing cupboard.

Bedroom
12'02 x 10'02 (3.71m x 3.10m)
A good sized double bedroom, with a window to the front elevation and twin double fitted wardrobes.

Ensuite Showerroom
Comprising a double corner shower cubicle, WC, pedestal wash basin and extractor fan. There is also tile effect flooring and half tiling to the walls.

Bedroom
11'01 x 10'07 (3.38m x 3.23m)
A good-sized double bedroom, with a window to the rear elevation and a fitted double wardrobe.











Bedroom
11'11 x 8'04 (3.63m x 2.54m)
A further double bedroom, with a window to the front elevation and a built-in double wardrobe.

Family Bathroom
8'06 x 7'02 (2.59m x 2.18m)
Comprising a WC, pedestal wash basin, wood panelled bath with taps with separate shower attachment. There is also half tiling to the walls and a window to the rear.

OUTSIDE

Garage
20'02 x 10'05 (6.15m x 3.18m)
With access either via and electric up and over door, or integral access to the entrance hall, the garage has part laminate flooring, part concrete flooring, and a EV charging pod.

Rear Garden
A beautifully maintained garden, with a stone paved patio, level lawn and well stocked flower and shrub borders. The garden is also fully enclosed, with a fence to both sides and a wall to the rear.

External Store

Parking
The property has one allocated parking space.

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.

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.

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



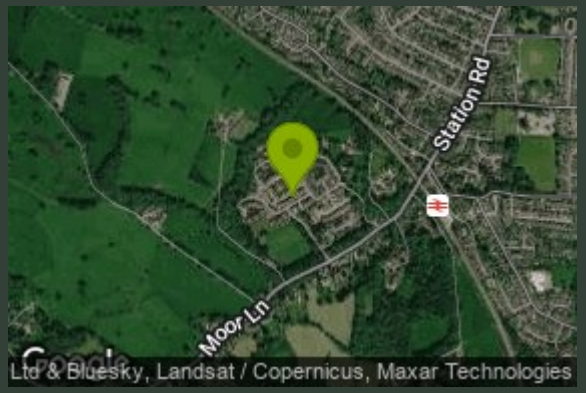


Ideally positioned within the popular Scalebor development, just a short distance from Burley in Wharfedale railway station and local amenities.





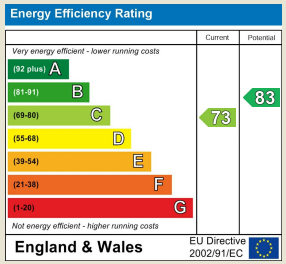












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