



Woodnook Place | Centurion Meadows | Burley in Wharfedale | LS29 7TY

Asking price £750,000

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ASK ABOUT PART EXCHANGE

A handsome stone built detached family home in an enviable and exclusive private courtyard close to a wild flower meadow and public open space. The property provides beautifully presented accommodation with many high quality additional features added at the time of construction. A particular feature is the lovely enclosed private rear garden. The property incorporates a large central hallway, three reception rooms and a generous and well equipped family kitchen on the ground floor whilst at first floor level there is a master bedroom with an en suite bathroom, three further good sized bedrooms and a house bathroom. There is a double garage and extensive off road parking.

- Handsome Recently Built Detached Family Home
- Appointed To An Exceptional Standard With Many Extras
- Central Hallway With A Cloakroom
- Three Reception Rooms
- Large Family Kitchen & Adjoining Utility Room
- Four Bedrooms & Two Bathrooms
- Double Garage & Extensive Off Road Parking In Private Courtyard
- ASK ABOUT PART EXCHANGE
- Enviaible Setting Close To Flower Meadow And Public Open Space
- Council Tax Band G / EPC Rating A

GROUND FLOOR

Reception Hall

13'0" x 9'4" (3.96m x 2.84m)

With a panelled entrance hall, recessed LED lighting and an under stairs store cupboard.

Cloakroom

With a low suite wc, pedestal wash basin and LED recessed lighting. Ceramic tiling to the walls and floor.

Study

9'9" x 8'1" (2.97m x 2.46m)

With an extensive range of fitted wardrobes and having a window to the front elevation.



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Sitting Room

16'6" x 12'5" (5.03m x 3.78m)

With an impressive limestone fireplace incorporating an electric 'log fire'. Two windows to the front elevation.

Family Room

10'5" x 10'4" (3.18m x 3.15m)

With a ceramic tiled floor and glazed double doors opening onto the rear garden.

Large Dining Kitchen

20'0" x 13'8" (6.10m x 4.17m)

A bright and airy room with a large separate dining area with glazed double doors opening onto the rear garden. Our clients significantly upgraded the standard specification to provide a very high quality kitchen incorporating an inset sink unit and an extensive range of fitted base and wall units with cupboards, drawers and silestone work surfaces together with a matching island unit. There is a ceramic tiled floor throughout. Integrated appliances include a fridge and freezer, wine cooler, dishwasher, electric oven, microwave cooker and an induction hob with an extractor hood over. Recessed LED lighting.

Utility Room

6'0" x 5'6" (1.83m x 1.68m)

With fitted base and wall units matching those in the kitchen. Wall mounted gas central heating boiler. Plumbing for an automatic washer. Door to the side of the property.

FIRST FLOOR

Galleried Landing

With a large cylinder cupboard.

Master Bedroom

13'8" x 11'7" (4.17m x 3.53m)

With a range of mirror fronted wardrobes with recessed LED lighting over. Two windows overlooking the rear garden.

En Suite Bathroom

With a white suite comprising a panelled bath, shower cubicle, pedestal wash basin and a low suite wc. Large wall mirror. Recessed LED lighting. Part wall tiling. Heated towel rail.

Bedroom

11'7" x 9'10" (3.53m x 3.00m)

With a recessed wardrobe and two windows overlooking the rear garden.

Bedroom

12'2" x 8'0" (3.71m x 2.44m)

With recessed wardrobes and two windows overlooking the front garden.

Bedroom

12'5" x 11'6" (3.78m x 3.51m)

With recessed wardrobes and two windows overlooking the front garden.

Bathroom

With a white suite comprising a panelled bath, pedestal wash basin, low suite wc and a walk in shower. Heated towel rail and recessed LED spotlights. Fitted wall mirror.

OUTSIDE



Double Garage

17'3" x 17'0" (5.26m x 5.18m)

With twin electrically operated up and over doors.

There is further extensive off road parking in the block paved driveway and forecourt.

Garden

There is a neat and easily managed front garden which directly adjoins a wild flower meadow which leads to an area of public open space.

To the rear of the property is a lovely private and enclosed landscaped garden with a paved terrace, well stocked flower beds and an extensive decked area with high quality composite decking.

Directions

When approaching Burley in Wharfedale from Ilkley turn into the village at the roundabout at the start of the bypass. Take the first turning right into Centurion Meadow and then first right into Whernside Lane. Turn first left into Willowfield rive and follow the road round to the right. Woodnook Place is located on the righthand side.

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 G

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>

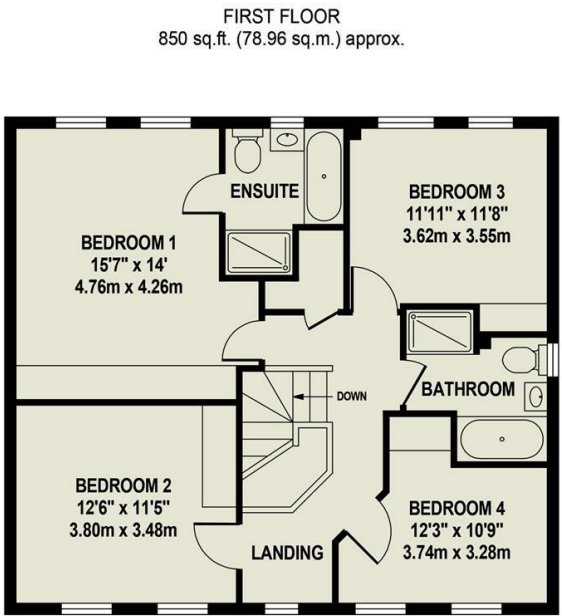
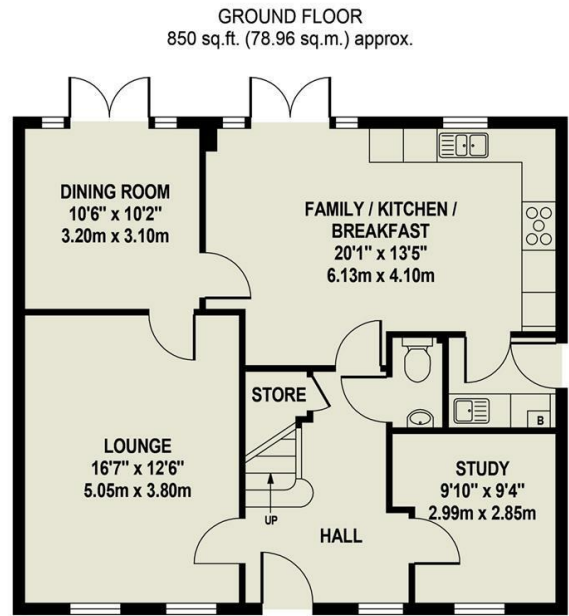
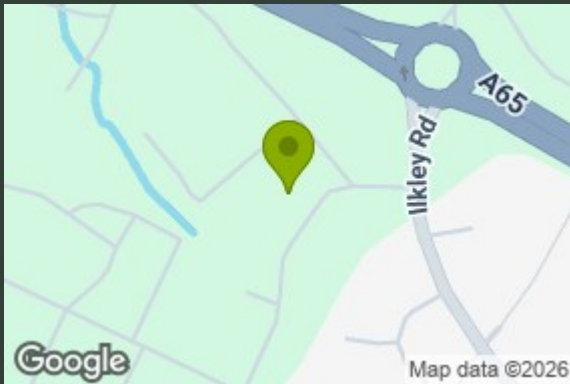
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.





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TOTAL FLOOR AREA : 1700 sq.ft. (157.92 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.

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	

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