



West Terrace | | Burley In Wharfedale | LS29 7HS

£269,950

TW | **TRANMER
WHITE**
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This property has been beautifully presented throughout, with freshly updated decor and quality fixtures and fittings. Situated close to the center of the village, this terrace house offers two bright and spacious double bedrooms, as well as a modern kitchen. The highlight of this property is a cozy, contemporary sitting room, that features a log burning stove. Furthermore, it offers a secluded, low maintenance rear garden, creating an ideal spot to relax in, or entertain with friends.

- Modern Kitchen/Dining
- Charming Sitting Room with Log Burning Stove
- Two Spacious Double Bedrooms
- Attractive Private Courtyard
- Log Burning Stove
- Modern Shower Room

GROUND FLOOR

Sitting Room

13'03 x 12'01 (4.04m x 3.68m)

A charming sitting room, with feature stone surround fireplace and hearth housing a log burning stove. Composite entrance door, ceiling rose and ceiling cornice. Window to the front elevation with plantation shutters. Recessed shelving and built in television cabinet and cupboards, providing extra storage and housing meters and a consumer unit.

Kitchen/Dining Room

13'04 x 7'11 (4.06m x 2.41m)

This stylish kitchen comprises a range of high gloss wall and base units, wood effect worktops, upstands with an inset stainless steel sink and drainer. Washed oak effect flooring and spot lights. Appliances include an electric oven, hob with extract hood and splash back over, dishwasher and an integrated fridge/freezer. The understairs cupboard has plumbing for a washing machine. Window to the rear elevation. Stairs the first floor.



Immaculately presented bright, two bedroomed terraced house, with charm and character throughout.



Rear Entrance Vestibule

Composite stable door with wash oak affect flooring.

Shower Room

A modern shower room with oak effect flooring, comprising a corner cubicle shower, vanity unit and W.C. Extraction fan and heated towel rail. There is also a window to the rear elevation and a cupboard housing the boiler.

Rear Vestibule

With a stable style composite door to the garden and continuous flooring.

FIRST FLOOR

Landing

A pull down ladder gives access to the fully boarded roof void with light and power.

Principle Bedroom

11'10 x 10'08 (3.61m x 3.25m)

A bright and spacious double bedroom with built in wardrobes, and featuring a stone hearth with a cast iron fireplace. This room also has a triple-glazed window to the front elevation.

Bedroom

9'09 x 9'05 (2.97m x 2.87m)

A second generous double, with two useful, built in storage cupboards, one including a hanging rail. Window to the rear elevation.

Garden

A delightful garden to the rear of the property, with graveled and stone flagged areas. A fence and wall create a private, enclosed space to enjoy. This garden also houses a shed with lights and a power supply, a log store, and an outside tap.

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 B.

Please Note

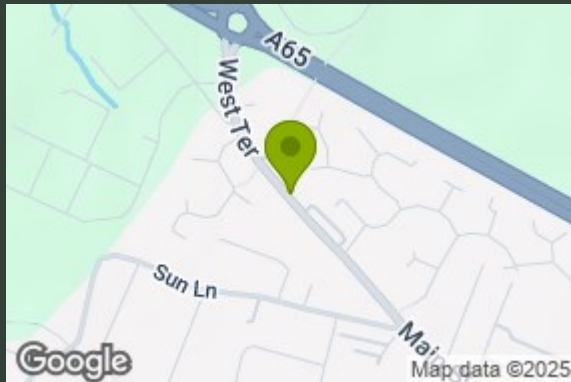
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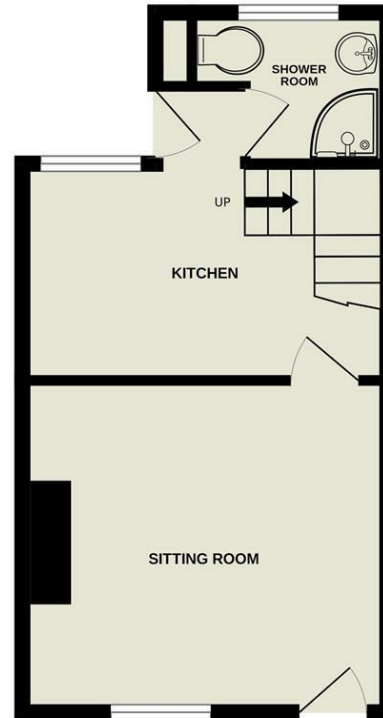
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Mobile Signal/Coverage

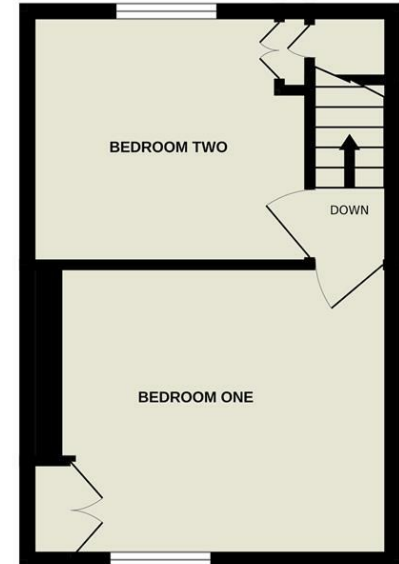
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



FIRST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	70	
(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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