



West Terrace | | Burley In Wharfedale | LS29 7HS

£269,950

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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
- Two Spacious Double Bedrooms
- Log Burning Stove
- Charming Sitting Room with Log Burning Stove
- Attractive Private Courtyard
- 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 to the first floor.



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



Rear Entrance Vestibule

Composite stable door with wash oak effect 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

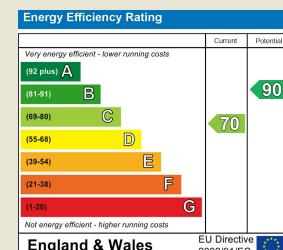
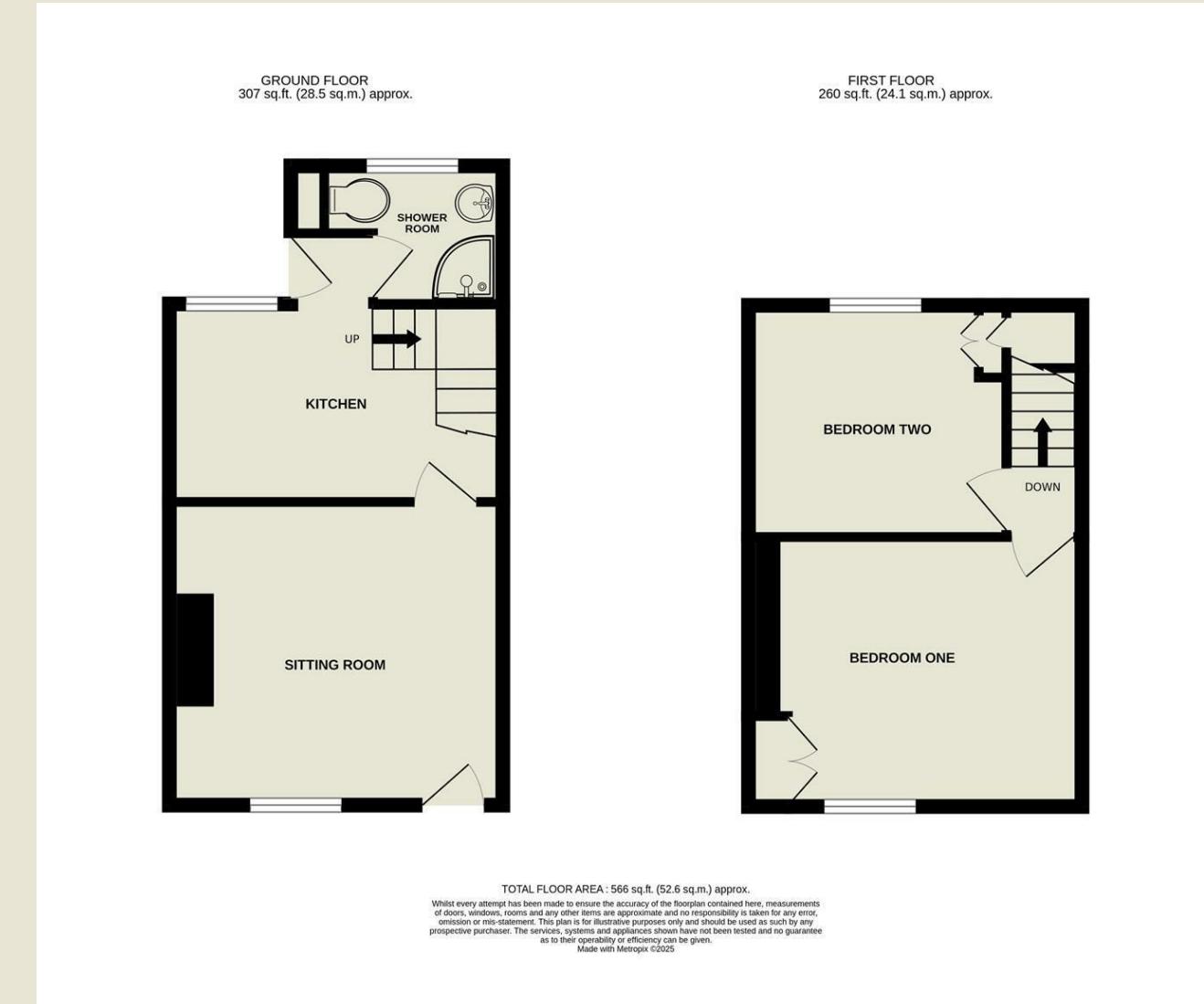
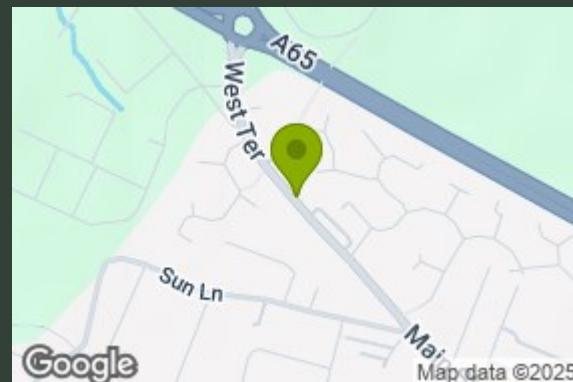
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

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.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:
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