



West Terrace | Burley In Wharfedale | Ilkley | LS29 7HT

£309,950

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# 156 West Terrace | Burley In Wharfedale Ilkley | LS29 7HT £309,950

If a stylish, turnkey home is at the top of your wish list, this superb property is certain to impress.

This beautifully presented stone-built terraced home is ideally positioned within a short, level walk of Burley village centre, combining period charm with contemporary living.

The thoughtfully arranged accommodation comprises an entrance vestibule, an attractive sitting room featuring a characterful stone fireplace with wood-burning stove, and an elegant, well-appointed kitchen complete with a central island. A useful basement utility area provides plumbing and space for both a washing machine and tumble dryer.

To the first floor are two generous double bedrooms, a further single bedroom, and a stylish contemporary bathroom.

Externally, the property enjoys a low-maintenance frontage, while to the rear is a private enclosed garden laid with Indian stone flags, along with a secure stone-built outbuilding offering excellent storage.

On-street parking is available, and local residents have the option to purchase a permit for the West Terrace car park at a cost of approximately £70 per annum.

- Stylish turnkey home
- Well proportioned kitchen with central island
- Sought after village location
- Catchment for Ilkley Grammar school
- Three bedrooms
- Sitting room with wood burning stove
- Close to three excellent primary schools
- Train station within a 12 minute walk

## GROUND FLOOR

### Entrance Vestibule

With a composite entrance door, laminate floor and space for coat hooks.



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### Sitting Room

17'03 max x 12'09 (5.26m max x 3.89m)

A warm and inviting reception room featuring an attractive exposed stone fireplace, surround and hearth with an inset wood-burning stove. Flanked by bespoke fitted cupboards and shelving to both recesses. Ceiling Cornice and spotlights, and wood effect floor covering. Window to the front elevation. This room also has plenty of space to house a dining table and chairs.

### Dining Kitchen

13'10 x 12'05 (4.22m x 3.78m)

A sleek range of contemporary white high-gloss wall and base units is complemented by coordinating quartz work surfaces and matching upstands, incorporating a recessed sink unit. A central island with solid oak worktop provides an ideal informal dining area while offering additional storage. This well-equipped kitchen further benefits from pull-out cupboards, cutlery and pan drawers, a range cooker, integrated dishwasher and a recycle unit. A window and door to the rear elevation.

### LOWER GROUND FLOOR

#### Basement/Utility Room

8'03 x 5'08 (2.51m x 1.73m)

With a stone floor, power and lights.

#### Laundry Room

8'03 x 5'08 (2.51m x 1.73m)

Providing plumbing for a washing machine and space for a tumble dryer. Wall mounted boiler. Power and lights.

### FIRST FLOOR

#### Landing

A landing area with loft access. Oak and glass balustrade panel.

#### Bedroom One

12'08 x 9'07 (3.86m x 2.92m)

With a window to the front elevation, wood effect floor covering and a modern built in double wardrobe to the recess.



### Bedroom Two

12'07 x 9'02 (3.84m x 2.79m)

With a window to the rear elevation, wood effect floor covering and a built in double wardrobe to the recess.

### Bedroom Three

9'07 x 7'04 (2.92m x 2.24m)

A window to the front elevation and wood effect floor covering.

### Bathroom

9'02 x 8'03 max (2.79m x 2.51m max)

A luxurious and well-appointed bathroom suite featuring a spacious double shower cubicle, a contemporary bath, WC, and a wall-mounted wash basin set within a stylish vanity unit with LED back-lit mirror above. Additional benefits include a heated towel rail, a useful airing cupboard and attractive LVT flooring, with a window to the rear elevation providing natural light.

### Garden

To the front of the property is an enclosed, low-maintenance garden. To the rear, there is an attractive Indian stone flagged garden, providing an ideal space for al fresco dining and outdoor entertaining. A secure stone-built outbuilding offers excellent storage, perfectly suited for bicycles and outdoor equipment.

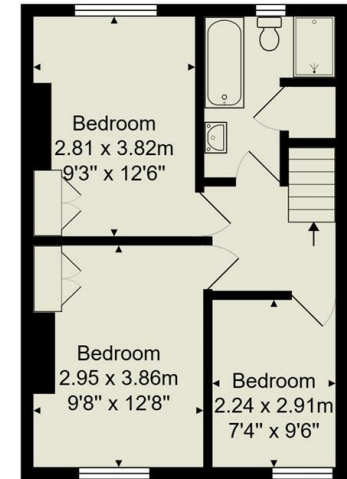
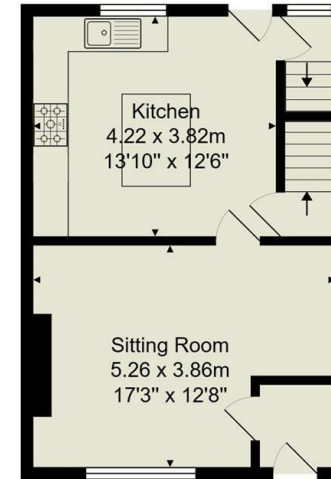
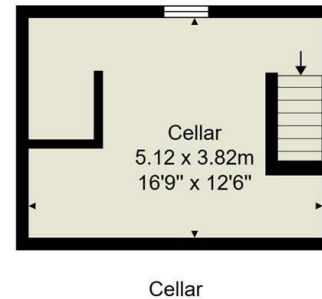
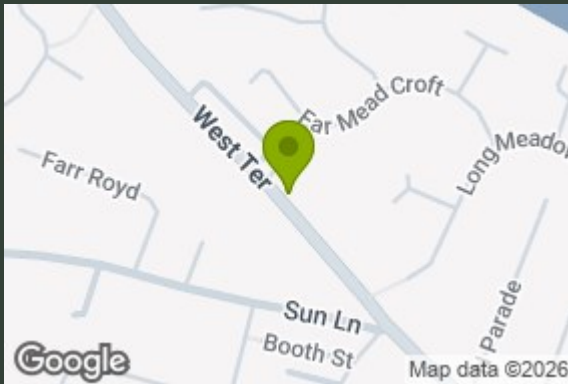
### Please Note

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.



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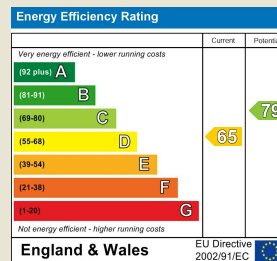


Total Area: 101.9 m<sup>2</sup> ... 1097 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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