



Harvest Croft | | Burley in Wharfedale | LS29 7LY

Asking price £399,950

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Harvest Croft | Burley in Wharfedale | LS29 7LY Asking price £399,950

An attractive detached home occupying an enviable cul de sac setting in an established setting close to the edge of this popular Wharfedale village. The property provides well proportioned accommodation which would benefit from some cosmetic updating and includes a spacious dining hall, sitting room and fitted kitchen on the ground floor whilst at first floor level there are three bedrooms and a bathroom. The house has an enclosed level rear garden, a garage and additional off road parking.

- Detached Property
- Dining Hall
- Fitted Kitchen
- Bathroom
- Enclosed Rear Garden
- Cul De Sac Setting On Edge Of Village
- Sitting Room
- Three Bedrooms
- Garage & Additional Off Road Parking
- Council Tax Band E / EPC Rating C

GROUND FLOOR

Entrance Porch

With a double glazed entrance door.

Dining Hall

15'0" x 9'6" (4.57m x 2.90m)

Sitting Room

17'6" x 12'3" (5.33m x 3.73m)

A lovely light and airy sitting room with windows to the front and rear elevations. Fireplace with a marble hearth and interior.

Kitchen

15'0" x 7'9" (4.57m x 2.36m)

Fitted with a range of base and wall units, coordinating work surfaces, and a stainless steel sink unit. Wall mounted gas central heating boiler. Provision for an electric cooker and plumbing for both a dishwasher and washing. Space for a dryer. Door to the rear garden. Window overlooking the rear garden.

FIRST FLOOR



An attractive detached home occupying an enviable cul de sac in an established setting close to the edge of this popular Wharfedale village.



Landing

Bedroom

12'3" x 9'6" (3.73m x 2.90m)
Window to the front elevation.

Bedroom

9'3" x 7'9" (2.82m x 2.36m)
With a window overlooking the rear garden.

Bedroom

13'0" x 11'9" (3.96m x 3.58m)
Window to the front elevation.

Bathroom

Fitted with a suite comprising a panelled bath and shower over, pedestal wash basin and a low suite wc. Part wall tiling. Window to the rear elevation.

OUTSIDE

Gardens

There is an easily maintained garden area to the front of the house. To the rear of the property is a good sized level enclosed lawned garden.

Garage

18'5" x 8'8" (5.61m x 2.64m)
With an up and over door and an additional side door onto the garden. Driveway providing additional parking.
There is a further allocated off road parking space immediately in front of the property.

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.

Please Note

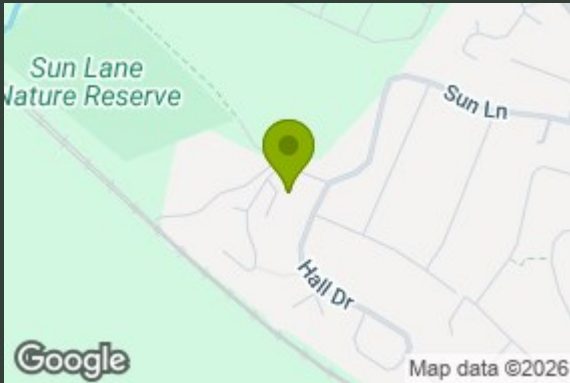
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



Ground Floor

First Floor

Total Area: 92.0 m² ... 990 ft²

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 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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139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>