



Midgley Road | | Burley in Wharfedale | LS29 7NH

£365,000

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Trusted Estate Agents

28 Midgley Road |
Burley in Wharfedale | LS29 7NH
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Situated in the picturesque village of Burley in Wharfedale, this delightful semi-detached house offers a perfect blend of comfort and convenience. Recently renovated and meticulously upgraded by our clients this property offers any new owners a turn key home. The accommodation in brief comprises a spacious entrance porch dining kitchen, sitting room, three bedrooms and a family bathroom. A wonderful feature to this property are the sizeable enclosed level gardens to the rear, large garden shed, barked play area and paved patio perfect for outside entertaining. To the front of the property there is a driveway providing off road parking and further lawned garden with flower borders.

- Semi detached property
- Fully renovated
- Off road parking
- Recently fitted bathroom
- Three Bedrooms
- Spacious enclosed lawned garden
- Recently fitted kitchen

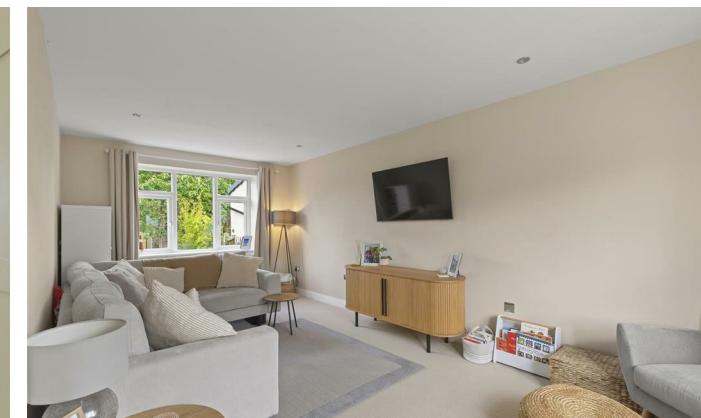
GROUND FLOOR

Entrance Porch

8'0 x 3'11 (2.44m x 1.19m)
A UPVC porch to the side.

Entrance Hall

UPVC door to the front, and an LVT herringbone oak effect flooring.



Situated in the picturesque village of Burley in Wharfedale, this delightful semi-detached house offers a perfect blend of comfort and convenience



Sitting Room

19'04 x 11'06 (5.89m x 3.51m)

Featuring a bay window to the front, a window to the rear and recessed spotlights.

Dining Kitchen

19'07 (max) x 10'11 (5.97m (max) x 3.33m)

A range of contemporary shaker wall and base units, quartz tops and upstands, induction hob, eye level oven and microwave, recessed sink, slimline dishwasher, fridge, freezer and under-stairs storage. LVT herringbone oak effect flooring throughout.

FIRST FLOOR

Landing

With the loft hatch and a cupboard housing the boiler.

Bedroom

11'08 x 10'04 (3.56m x 3.15m)

With a window to the front elevation and built in slider wardrobes to one full wall.

Bedroom

13'08 x 8'10 (4.17m x 2.69m)

Window to the front elevation

Bedroom

10'08 x 6'05 (3.25m x 1.96m)

Window to the front and a store cupboard.

Bathroom

7'05 x 5'06 (2.26m x 1.68m)

Comprising a bath with a shower over, W.C., wall mounted basin, black towel rail and a cupboard. The walls and floor are tiled, and there are spotlights and a window to the rear.

OUTSIDE



Rear Garden

A large, predominantly laid to lawn garden with flower borders and a barked area. There is also a paved patio providing a seating area, and recently renewed fencing, making it safe and secure. Additionally there is a large shed.

Front Garden

Neatly lawned with well stocked borders.

Driveway

Providing off-road parking.

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.

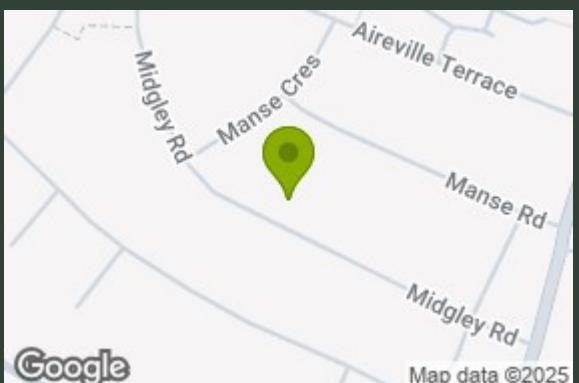
Mobile Signal/Coverage

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 OF FUNDS REGULATIONS 2017
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.



A wonderful feature to this property are the sizeable level gardens to the rear, large garden shed, barked play area and paved patio perfect for outside entertaining.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

FIRST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

TOTAL FLOOR AREA : 843 sq.ft. (78.3 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 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(35-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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