



128 Main Street | Burley In Wharfedale | LS29 7JP

Offers in excess of £300,000

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Wharfedale | LS29 7JP  
Offers in excess of £300,000

A well presented three-bedroomed mid-terrace home, ideally located in the heart of the village, and just a short walk away from the train station. This property features an open-plan dining kitchen, a comfortable sitting room, three generously sized bedrooms and two bathrooms. Additional benefits include a versatile basement/utility room offering excellent storage space, and off-street parking at the rear of the property.

- **\*\*NO CHAIN\*\***
- Off-street parking with gated access
- Three generous bedrooms, two bathrooms
- Additional basement/utility space

## GROUND FLOOR

### Entrance Porch

With engineered oak flooring. Giving access into the:

### Living Room

15'07 x 15'05 (max to bay) 8'02 (min) (4.75m x 4.70m (max to bay)  
2.49m (min))

A generous bay window to the front elevation, providing an abundance of natural light.



A bright and spacious open-plan dining kitchen with flexible living space. Three bedrooms and two bathrooms.



## Dining Kitchen

15'06 x 11'10 (4.72m x 3.61m)

Comprising of a range of shaker style base and wall units, Belfast sink, granite worktops, upstands and a breakfast bar with a pot rack overhead. Featuring a classic deluxe Rangemaster, with a six-ring gas hob and extractor fan, neatly nestled in the chimney recess, with a wooden surround and tiling to the splash back area. Integrated dishwasher, built in wine rack, display cabinet and double pantry unit. Engineered oak flooring throughout. There is also space for a fridge freezer. Window to the rear elevation, as well as a door to the rear elevation, and stairs to the basement/utility.

## FIRST FLOOR

### Landing

#### Bedroom

14'05 x 9'0 (4.39m x 2.74m )

A bright, spacious double bedroom with two windows to the front elevation. High ceilings. There is also a large built in double wardrobe.

#### En Suite Shower Room

6'02 x 5'11 (1.88m x 1.80m )

Comprising a walk-in shower, vanity unit and W.C. Heated towel rail, extractor fan and spotlights. Tiled floor and splash backs.

#### Bathroom

9'03 x 5'11 (2.82m x 1.80m )

A spacious house bathroom comprising a bath with shower over, built in sink unit with a circular basin and fitted mirrors over, and inset W.C. Cupboard housing a boiler and providing airing space. Heated towel rail and spotlights. Tiled floor and splash areas. Window to the rear elevation.

#### Bedroom

11'11 x 9'09(max) 6'11(min) (3.63m x 2.97m(max) 2.11m(min))

With a window facing the rear elevation giving views towards Asquith.

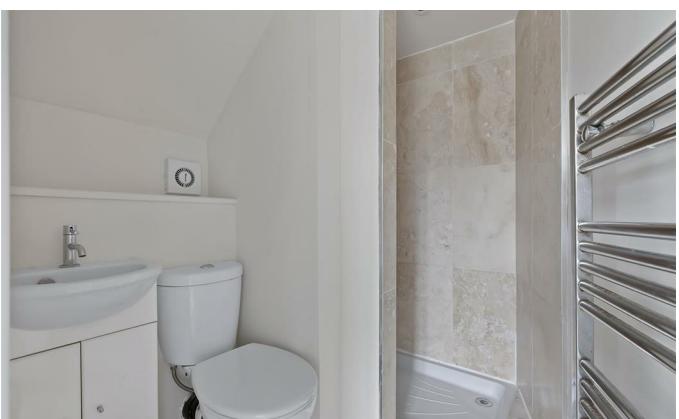
## SECOND FLOOR

#### Bedroom

13'07 x 13 (4.14m x 3.96m )

A bright room, with a large dormer window to the rear elevation, giving far reaching views towards Asquith.

## LOWER GROUND FLOOR



## Basement/Utility

13'10 x 11'04 (4.22m x 3.45m )

A versatile extra spacing housing a range of base cupboards, plumbing for a washing machine and a recessed stainless steel sink. There is also spotlights, a window to the rear elevation and travertine flooring throughout. Furthermore this room has two useful walk in cupboards, with one housing a basin and W/C (currently unplumbed), and the other providing ample storage space.

## OUTSIDE

### Rear Garden

A graveled area to the rear of the property, providing an allocated parking space, with gated access . There is also a raised flower bed and an electric vehicle charging point.

### 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.

### 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.

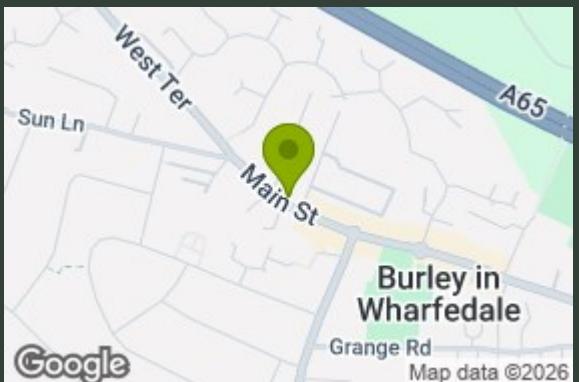
There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's 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.



Useful basement providing additional storage. Parking space to the rear.





**BASEMENT**  
212 sq ft (19.7 sq m) approx.

**GROUND FLOOR**  
397 sq ft (36.9 sq m) approx.

**FIRST FLOOR**  
385 sq ft (35.8 sq m) approx.

**SECOND FLOOR**  
218 sq ft (20.1 sq m) approx.

**TOTAL FLOOR AREA:** 1210 sq.ft. (112.5 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 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	
(39-54)	E	
(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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