



Ainsdale, 27 Langford Lane | Burley In Wharfedale | Ilkley | LS29 7ER

£440,000

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Ainsdale, 27 Langford Lane | Burley In Wharfedale Ilkley | LS29 7ER

A beautifully presented three-bedroom link-detached home, ideally situated on Langford Lane in the highly regarded village of Burley in Wharfedale.

Having been newly renovated throughout, this exceptional property is smartly presented and ready to move straight into. The well-planned accommodation briefly comprises a welcoming entrance hall with useful cloakroom, a well-proportioned sitting room, and a spacious dining kitchen featuring a newly fitted kitchen. There is also a conservatory, utility room, modern family bathroom and three generously proportioned bedrooms.

Externally, the property benefits from a garage and block-paved driveway providing ample off-road parking. The front and rear gardens are both smartly presented and designed for low-maintenance living.

Ideally positioned for convenient access to the village's local shops, amenities and facilities, this is an excellent turnkey home offering stylish, modern accommodation in a popular and highly convenient location.

- 3-Bed Link Detached
- Recently Renovated
- Integral Garage & Block paved driveway
- Open plan Dining Kitchen
- Central Location in Burley in Wharfedale
- Utility room & Downstairs WC

With gas central heating, the accomidation comprises:

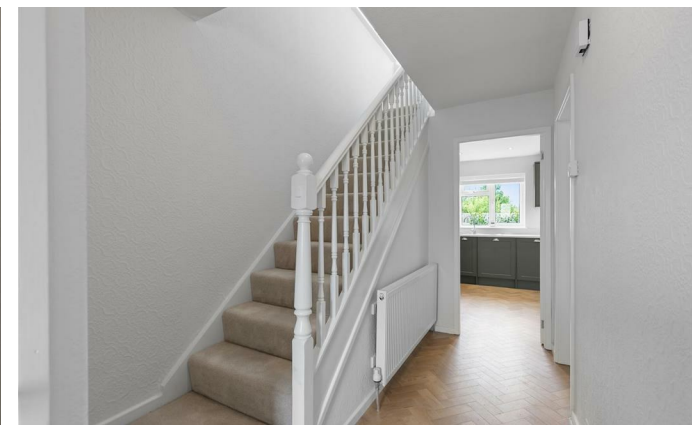
GROUND FLOOR

Entrance Hall

With a UPVC and glazed entrance door and parquet effect luxury vinyl tile flooring.

Cloakroom

With a vanity sink unit, WC, parquet effect luxury vinyl tile flooring., window to the front elevation and tiling to splash areas.



The property has been recently renovated and redecorated, making it perfect to move straight into.



Dining Kitchen

18'02 x 10'06 (5.54m x 3.20m)

This stylish dining kitchen features a range of grey wall and base cabinets, with chrome slipped handles, white quartz worktops and upstands. There is also a stainless steel sink and drainer, induction hob with stainless steel splashback, oven, dishwasher, fridge and parquet effect luxury vinyl tile flooring. The kitchen also has a useful understairs cupboard and there is plenty of space for a dining table. Additionally there is a window to the rear elevation, and sliding patio doors to the conservatory.

Utility Room

8'07 x 7'06 (2.62m x 2.29m)

Comprising a range of base cabinets with quartz tops and upstands, a stainless steel sink and drainer, plumbing for a washing machine and parquet effect luxury vinyl tile flooring.. There is also a window to the rear elevation, a door to the side elevation and integral access to the garage.

Sitting Room

15'01 x 11'04 (4.60m x 3.45m)

Featuring a fireplace with marble hearth and electric fire, and a splay bay window to the front elevation with a deep window sill. The sitting room has a recently fitted neutral carpet, fitted book shelves, and double multi pane doors that open into the dining kitchen.

Conservatory

10'0 x 8'02 (3.05m x 2.49m)

With a laminate floor and UPVC French doors that open to the garden.

FIRST FLOOR

Landing

With a window to the side elevation, useful linen cupboard and access to the loft, which is boarded. Recently fitted neutral carpet.



Bedroom

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

A good sized double bedroom, with fitted wardrobes, over bed cabinets, side bed cabinets, and a window to the front elevation. Recently fitted neutral carpet.

Bedroom

9'06 x 9'04 (2.90m x 2.84m)

Another ample double bedroom, with a window to the rear elevation and fitted wardrobes. Recently fitted neutral carpet.

Bedroom

9'04 x 6'04 (2.84m x 1.93m)

A single bedroom, with a window to the front elevation. Recently fitted neutral carpet.

Bathroom

8'03 x 6'01 (2.51m x 1.85m)

Comprising a P shaped bath with shower over, half a pedestal wash basin, WC, window to the rear elevation, luxury vinyl tiled flooring, spotlights and fully tiled.

OUTSIDE

Integral Garage

15'09 x 8'01 (4.80m x 2.46m)

With an up and over door, and housing the boiler and meters.

Rear Garden

An enclosed low maintenance, west facing paved patio garden, with laurels and pebbled borders.

Front Garden

With a stone wall to the front, mature hedges, and an Indian stone patio with mature shrub borders. There is also a gate and block paved path down the side of the property.

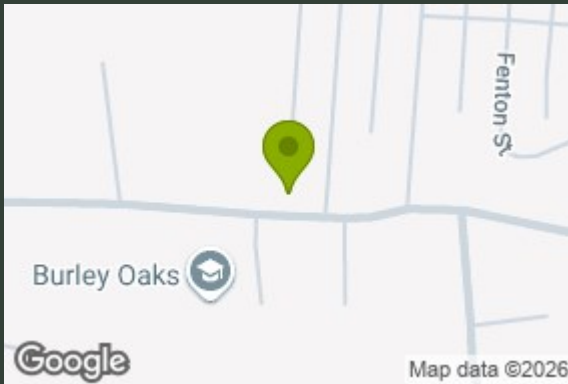
Driveway

A smart block paved drive leading to the single garage.

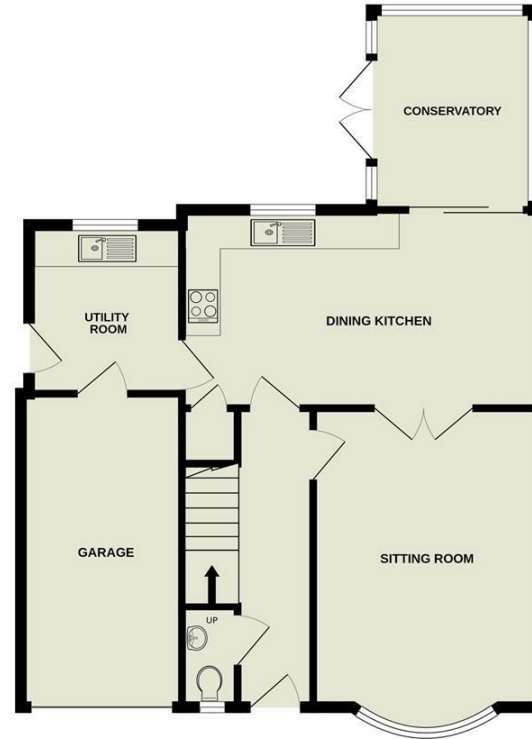


Located in the centre of Burley in Wharfedale, close to local shops, schools and the train station.

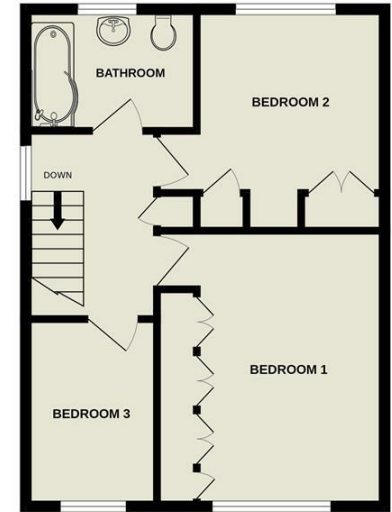




GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



FIRST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales	EU Directive 2002/91/EC	

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