



Peel Place | Burley In Wharfedale | Burley in Wharfedale | LS29 7JS

Asking price £325,000

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WHITE**
Trusted Estate Agents

51 Peel Place | Burley In

Wharfedale

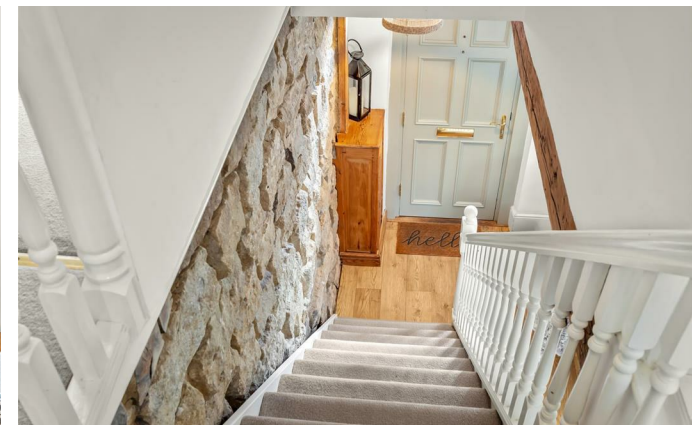
Burley in Wharfedale | LS29 7JS

Asking price £325,000

A truly charming and beautifully appointed stone cottage, offering exceptionally tastefully presented and wonderfully proportioned accommodation, effortlessly blending timeless character with stylish modern living. Retaining a wealth of delightful original features and enjoying an attractive open outlook across a peaceful small park to the front, this enchanting home offers both warmth and elegance throughout. To the rear there is a landscaped level garden with a westerly aspect, together with a useful outhouse/store. The property incorporates a sitting room and an impressive fitted kitchen with integrated appliances on the ground floor whilst at first floor level there are three good sized bedrooms and a refurbished luxury shower room. Perfectly positioned, the property is located just a short and pleasant stroll from the heart of the village centre, with its excellent range of local amenities, making this a truly desirable and convenient place to call home.

- Beautifully Appointed Stone
- Central Location Close To Terrace Cottage
- Local Park
- Sitting Room
- Dining Kitchen With Integrated Appliances
- 3 Bedrooms
- Luxury Shower Room
- Landscaped West Facing Rear Garden
- Useful Outbuilding
- EPC Rating Awaited
- Council Tax Band C

GROUND FLOOR



A beautifully appointed stone cottage offering tastefully decorated and well proportioned accommodation retaining many appealing features and enjoying an open outlook over small park to the front. To the rear there is a landscaped level garden with a westerly aspect, together with a useful outhouse/store.



Sitting Room

15'8" x 11'0" (4.78m x 3.35m)

Entered via a charming panelled entrance door, this warm and inviting room is rich in character and traditional appeal. A striking solid fuel stove, set upon an attractive stone hearth, creates a wonderful focal point and adds both charm and comfort to the space. Positioned either side of the chimney breast are twin fitted cupboards with bespoke bookshelves above, providing both practical storage and an elegant feature that enhances the room's cosy atmosphere. Further character is added by the exposed beam, and a bespoke hand made wooden integrated under stairs storage cupboard, perfectly combining period charm with everyday functionality.

Dining Kitchen

16'0" x 10'6" (4.88m x 3.20m)

The beautifully designed kitchen is fitted with an elegant porcelain sink unit complete with a contemporary mixer tap, complemented by an extensive range of stylish fitted base and wall units incorporating cupboards, drawers, and durable heat-resistant work surfaces. A superb selection of integrated appliances includes an electric cooker and hob with an extractor filter hood above, together with a fitted fridge, dishwasher, and integrated automatic washing machine, creating a highly functional and modern space ideal for everyday living. Further enhanced by original floor-to-ceiling storage cupboards providing excellent practicality, recessed spotlights offering a sleek finish, and attractive limestone tiled flooring, the kitchen combines both style and functionality effortlessly. A door provides direct access to the rear garden, allowing for seamless indoor and outdoor living.

FIRST FLOOR

Spacious Landing

Leading to:

Bedroom

15'8" x 11'0" (4.78m x 3.35m)

A generous double bedroom. With an open view to the front overlooking fields. Made to measure plantation shutters.

Bedroom

11'0" x 9'6" (3.35m x 2.90m)

A generous double rooms currently housing twin beds. With a window overlooking the rear garden. Made to measure plantation shutters.

Bedroom

11'0" x 7'3" maximum (3.35m x 2.21m maximum)

With a window to the front elevation. Made to measure plantation shutters.

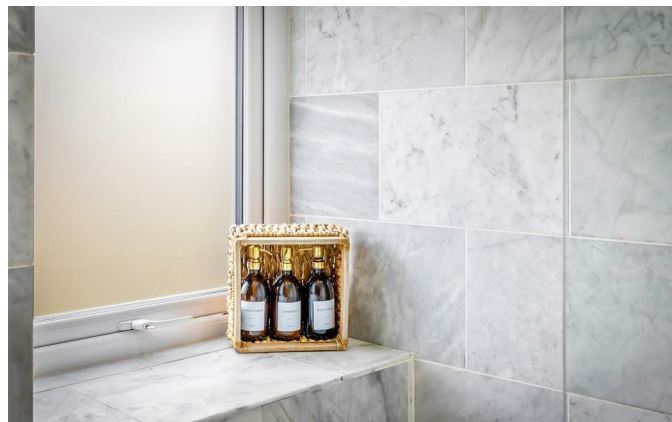
Shower Room

Beautifully refurbished to an exceptional standard, this luxurious shower room offers both style and sophistication, featuring a spacious walk-in rainfall shower that creates a truly indulgent, spa-like experience.

Complementing the space is a contemporary low-suite WC and an elegant wash basin set within a stylish vanity unit with cupboard beneath, providing both practicality and sleek modern design.

Finished with stunning marble tiling to both the walls and floor, the room exudes quality and elegance throughout, while recessed spotlights add a refined finishing touch and enhance the bright, contemporary feel.

OUTSIDE



Rear Garden

To the rear of the property lies a particularly attractive feature in the form of a beautifully landscaped, level garden enjoying a highly desirable westerly aspect. This delightful outdoor space has been thoughtfully designed and includes extensive paved seating areas, ideal for outdoor dining and entertaining, alongside a low-maintenance artificial lawn. Impressively crafted raised beds introduce structure, colour, and seasonal interest, creating a Mediterranean-inspired feel that enhances the sense of tranquillity and charm. This peaceful and private garden provides a perfect sanctuary for relaxation and outdoor enjoyment.

Store Room

11'4" x 7'9" (3.45m x 2.36m)

This store has a power supply and lighting, with potential as a workshop, space for additional appliances or storage.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band C

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>

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.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

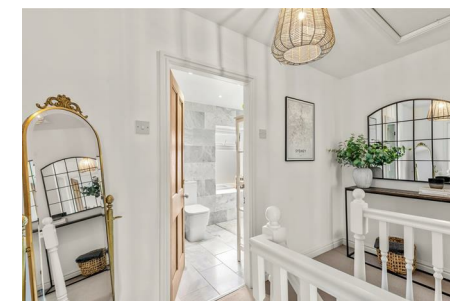
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

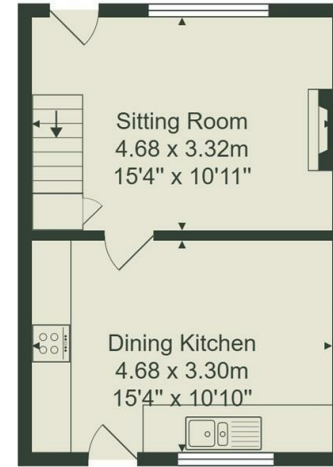
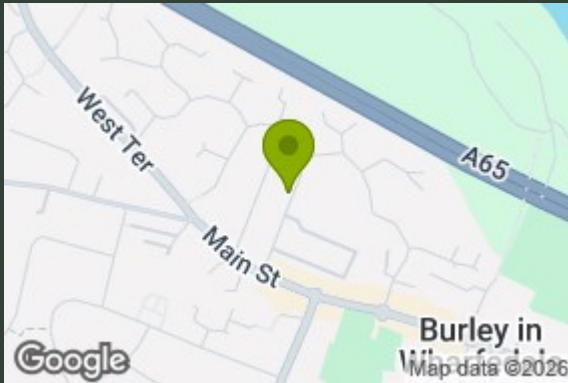
Tenure

We are informed by the client/s that the property is Freehold.

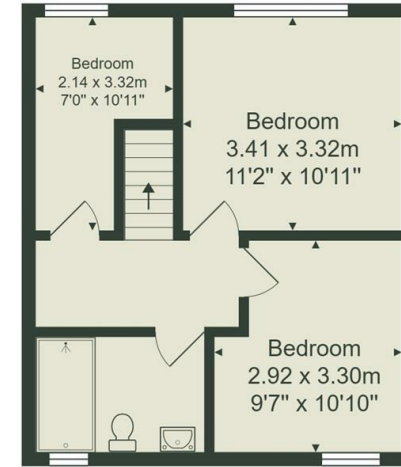


The property incorporates a sitting room and a smart fitted kitchen with integrated appliances on the ground floor whilst at first floor level there are three good sized bedrooms and a refurbished luxury shower room. The property is located within a short stroll of the village centre.





Ground Floor



First Floor

Total Area: 70.4 m² ... 757 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		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			
England & Wales		87	69
EU Directive 2002/91/EC			

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