

Maria Street | | Burley In Wharfedale | LS29 7JA

Asking price £195,000

TRANMER WHITE
Trusted Estate Agents

2 Maria Street |
Burley In Wharfedale | LS29 7JA
Asking price £195,000

An attractive stone built end terrace house with a paved rear garden area, located in a popular and established neighbourhood within a short walk of the village centre. The property has gas central heating and double glazing and includes a sitting room and fitted kitchen on the ground floor whilst at first floor level there are two bedrooms and a bathroom.

- Stone Built End Terrace House
- Short Walk To Village Centre
- Fitted Kitchen
- Bathroom
- Council Tax Band A
- Popular & Established Neighbourhood
- Sitting Room
- 2 Bedrooms
- Paved Garden To Rear
- EPC Rating D

GROUND FLOOR

Sitting Room
14'0" x 12'5" (4.27m x 3.78m)
With a modern composite entrance door.

Kitchen
10'6" x 9'1" (3.20m x 2.77m)
With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Electric oven and hob. Under stairs store area. Double glazed door to rear.

FIRST FLOOR

Landing
Leading to:

Bedroom
14'4" x 12'3" (4.37m x 3.73m)

Bedroom
9'3" x 5'7" (2.82m x 1.70m)

Bathroom
With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Cupboard housing a wall mounted gas central heating boiler.







An attractive stone built end terrace house with a paved rear garden area, located in a popular and established neighbourhood within a short walk of the village centre.











OUTSIDE

Garden
There is a paved garden area to the rear.

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 A.

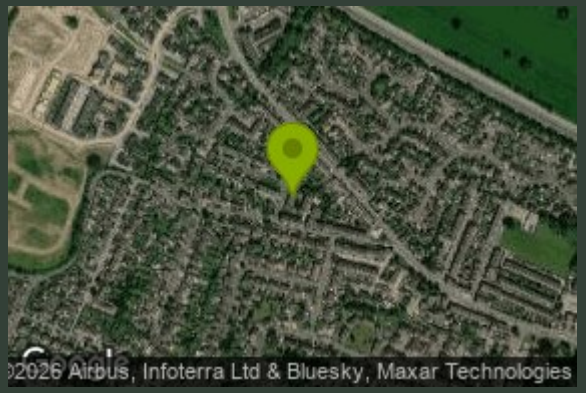
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

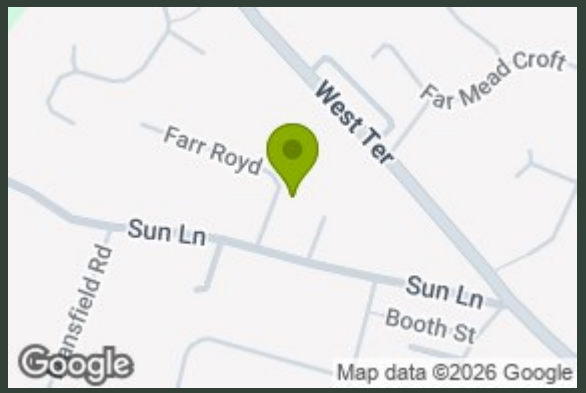
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no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

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

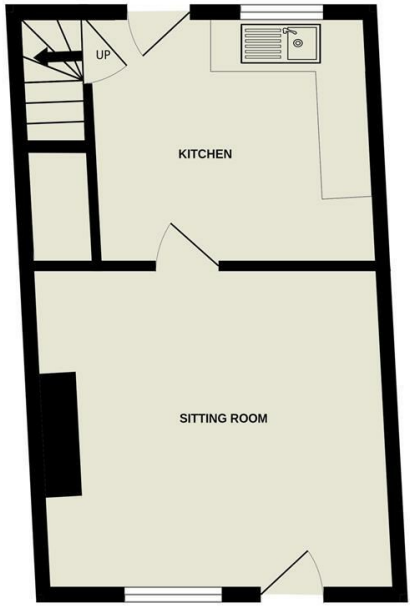
Estate Agents Act 1979
In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of a relative of an employee of Tranmer White Ltd.



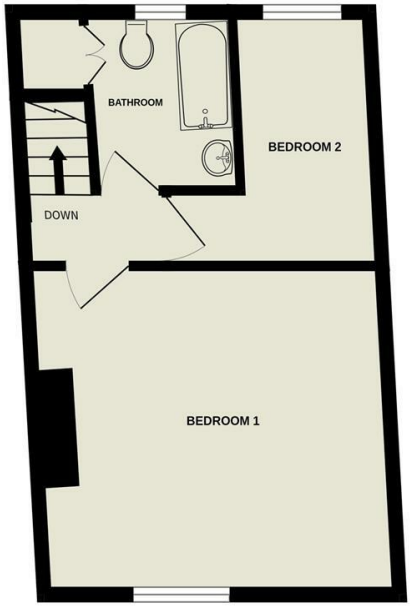




GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

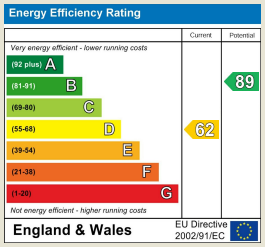


FIRST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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