Bradford Road | | Burley in Wharfedale | LS29 7QR

£450,000

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Glencoe, Bradford Road | Burley in Wharfedale | LS29 7QR

£450,000

Situated on the outskirts of the village enjoying an open aspect over countryside and beyond. This immaculate semi-detached house on Bradford Road offers a delightful blend of modern living and traditional appeal. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

The heart of the home is the extended open-plan living kitchen, which provides a bright and airy atmosphere, ideal for both entertaining and everyday family life. This contemporary space is designed to maximise natural light, creating a warm and inviting environment.

Step outside to discover a south-facing rear garden, a true gem for those who enjoy outdoor living. This sun-drenched garden is perfect for summer barbecues.

- Extended semi detached property
- South facing gardens
- Immaculate condition
- Views over open country side
- Three bedrooms
- Open plan living dining kitchen

Ground floor

Entrance hall

A composite and glazed entrance door, side window panel to the front elevation. LVT flooring and built in shoe cupboard.

The heart of the home is the extended open-plan living kitchen, which provides a bright and airy atmosphere, ideal for both entertaining and everyday family life.

Cloakroom
Concealed unit WC, vanity unit, herringbone style tiled walls and tiled flooring. Extractor fan.

Sitting room
13'09 x 11'10 (4.19m x 3.61m)
A splayed bay window with fitted plantation shutters, floating shelves and cupboards to the recesses. Feature wood burning stoe and stone hearth. Picture rail.

Open plan dining kitchen
21'09 x 18'06 max (6.63m x 5.64m max)
A fabulous bright extended living kitchen space finished to a high specification. Providing a range of shaker style wall and base units with quartz work tops and upstands. Central island with further storage, induction hob and recessed stainless steel sink. A range of integrated appliances to include twin eye level NEFF ovens, wine fridge, dishwasher, fridge and freezer. Floating features shelves. Patio doors to the rear garden, large velux window and further window to the side elevation.

Utility room
5'11 x 5'09 (1.80m x 1.75m)
Upvc glazed door to the side elevation and a window to the rear. A range of wall and base units, work tops and a stainless steel sink and drainer. Plumbing for a washing machine and space for a dryer.

First floor

Landing
A window to the side elevation and a loft access hatch.

Bedroom
12'01 x 10'07 (3.68m x 3.23m)
With a feature panelled wall, fitted wardrobes to the recesses. Cast iron fireplace. A window to the rear elevation with bespoke plantation shutters. Spot lights.

Bedroom
11'10 x 11'10 (3.61m x 3.61m)
A window to the front elevation with bespoke fitted plantation shutters. LVT flooring and a cast iron fire place

Bedroom
8'06 x 6'05 (2.59m x 1.96m)
With a window to the front elevation, fitted cupboard over the bulk head and LVT floor covering.

Leo Max

Bathroom
8'05 x 6'03 (2.57m x 1.91m)
A luxury bathroom suite with fully tiled walls and floor area. Tiled in bath, double shower, vanity sink unit, WC and towel rail. A window to the front elevation and spotlights to the ceiling.

Outside
A particular feature to this property is the South facing rear garden, with a mature Beech hedge and raised flower beds. A raised paved seating area with pergola, space for a pizza oven and storage cupboard.
To the front the tarmacadam driveway providing ample parking. To the side there is gated access to the rear garden.

Single Garage
18'03 x 9'01 (5.56m x 2.77m)
With up and over door, power and lighting.

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.

Council Tax
City of Bradford Metropolitan District Council Tax Band

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.

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Total Area: 99.8 m² ... 1075 ft²
All measurements are approximate and for display purposes only.
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