



19 Manse Road | | Burley in Wharfedale | LS29 7LB

£410,000

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WHITE**
Trusted Estate Agents

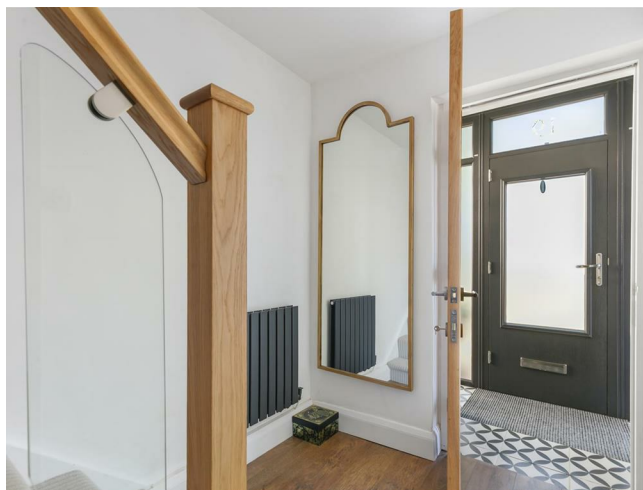
Key features

- Four bedrooms (Three Doubles)
- Enclosed south facing rear garden
- Open plan dining kitchen
- Extended family accommodation
- Ample parking
- Immaculate presentation
- Bathroom and shower room

Description

Situated centrally within the village of Burley In Wharfedale this delightful extended property offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a practical home. The open plan dining kitchen, complete with additional utility space, is perfect for those who enjoy cooking and socializing. The layout in brief comprises an entrance porch, hallway with shower room off, bedroom/family room, cosy sitting room with a woodburning stove, open plan dining kitchen with utility area, whilst to the first floor there are three bedrooms and a contemporary bathroom with underfloor heating.

Outside, the large enclosed south-facing rear garden is a true gem, offering a private sanctuary for outdoor activities, gardening, or simply enjoying the sunshine. With parking available for up to four vehicles, this home caters to the needs of modern living, providing both convenience and ease.



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GROUND FLOOR

Entrance Porch

Entrance porch with smoke privacy glass and composite entrance door. Decorative ceramic floor tiles with inset door mat.

Hallway

With glazed entrance door off the porch, Oak effect floor covering, useful understairs storage cupboard. Glazed and Oak staircase rail.

Shower Room

6'01 x 4'02

Fitted with a suite comprising a corner shower cubicle, WC, vanity wash basin, heated towel rail, tiled floor and splash areas. Spotlights.

Bedroom/Family Room

13'0 x 8'01

A flexible room useful as a fourth bedroom but could be used for a number of different purposes.

Sitting Room

13'05 x 12'11

A feature fireplace with an inset wood burning stove on a slate tiled hearth. Oak effect flooring and a vertical radiator. Opening to:

Open Plan Dining Kitchen

18' x 15'2" maximum

Fitted with a range of high gloss base and wall units, with coordinating work tops, inset one and a half bowl sink unit and tiling to the splash areas. Kenwood range cooker with a five ring gas hob and extractor hood over. Plumbing for a dishwasher. Breakfast bar and Oak effect flooring. Two Velux windows. Opening to:







Utility Area

A useful utility area with base and wall units, coordinating work tops, plumbing and space for a washer and dryer. Floor to ceiling storage cupboards.

FIRST FLOOR

Landing

Loft access via a pull down ladder. Partially boarded.

Bedroom

13'00 x 11'00

With a window to the rear elevation.

Bedroom

10'7 x 9'5

With a window to the front elevation.

Bedroom

9'11 x 7'04

With a window to the front elevation.

Bathroom

6'3 x 5'11

A contemporary bathroom comprising; a bath with a shower over, vanity unit with basin and concealed unit WC, heated towel rail and spotlights to the ceiling. Tiling to the walls and floor area. Under floor heating.

Gardens

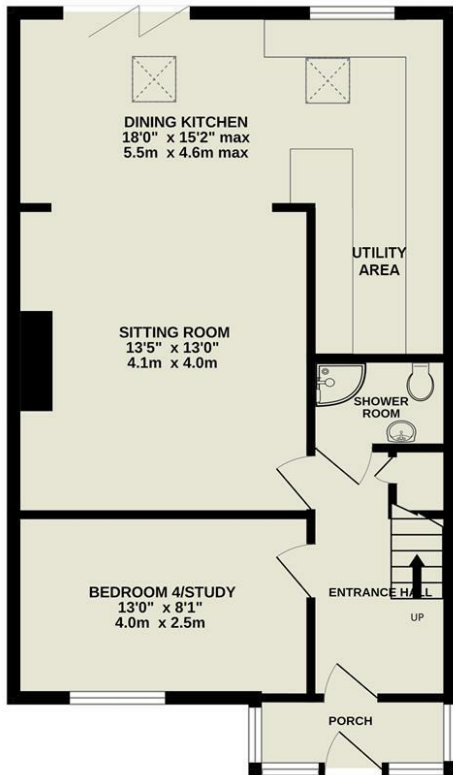
A delightful south facing enclosed rear garden, block paved patio seating area, ideal for outside relaxation or entertaining, artificial grass, raised decked area with substantial garden shed. A further raised barked area. Access down the site of the property with gate.

Parking

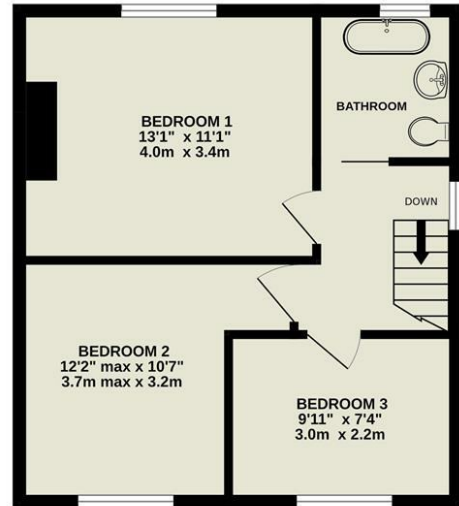
Driveway providing ample parking to the front of the property.

Floor plans

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



FIRST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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