



30 Rose Bank, Burley in Wharfedale

A superbly appointed four bedroom detached home set in a most sought after location within the village of Burley in Wharfedale, conveniently located for the train station and local primary schools.

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30 Rose Bank, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7PQ

Skipton 14 miles, Harrogate 15 miles, Leeds 15 miles (all distances approximate)

Guide Price: £715,000

- Beautifully presented four bedroom detached house
- Generously proportioned family home
- Close to primary schools and station
- Good size dining kitchen, utility room
- Three reception rooms, two bathrooms
- Guest WC
- South facing rear garden
- Ample driveway parking and garage



General remarks

Situated in a popular neighbourhood of the village being close to the station and the two outstanding primary schools, this detached house has been particularly well maintained and provides a very practical, four bedroom family home with generously proportioned living space throughout and potential to further extend (subject to planning consent).

The accommodation comprises on the ground floor, a covered storm porch which leads into the light and airy entrance hall which has stairs to the first floor, understairs storage cupboard and guest WC. In the centre of the home is the fabulous kitchen dining room with a range of wall, base and drawer units, Corian working surfaces over, large Stoves induction range with extractor over. There is also plumbing for an American style fridge freezer and dishwasher. The utility room has base and wall units and plumbing for a washing machine.

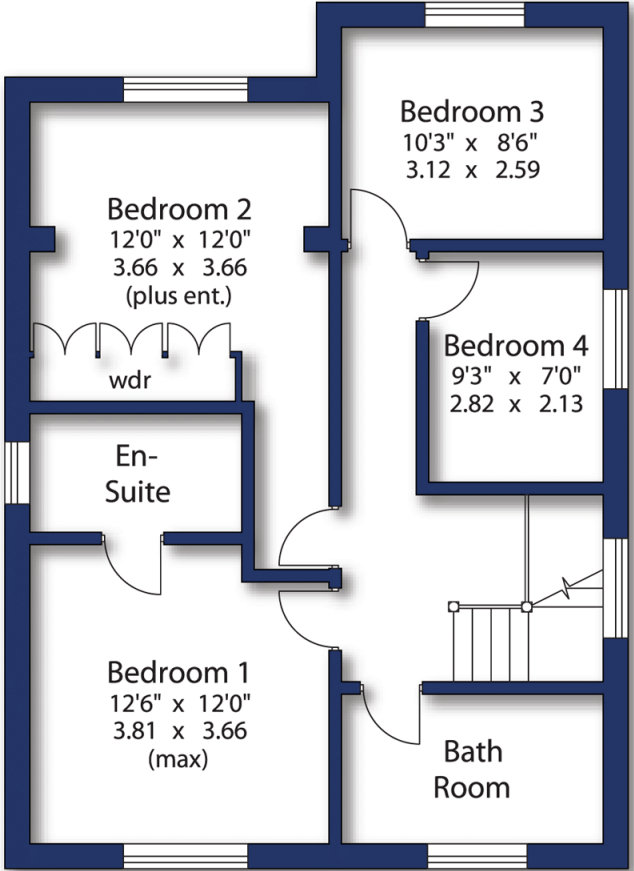
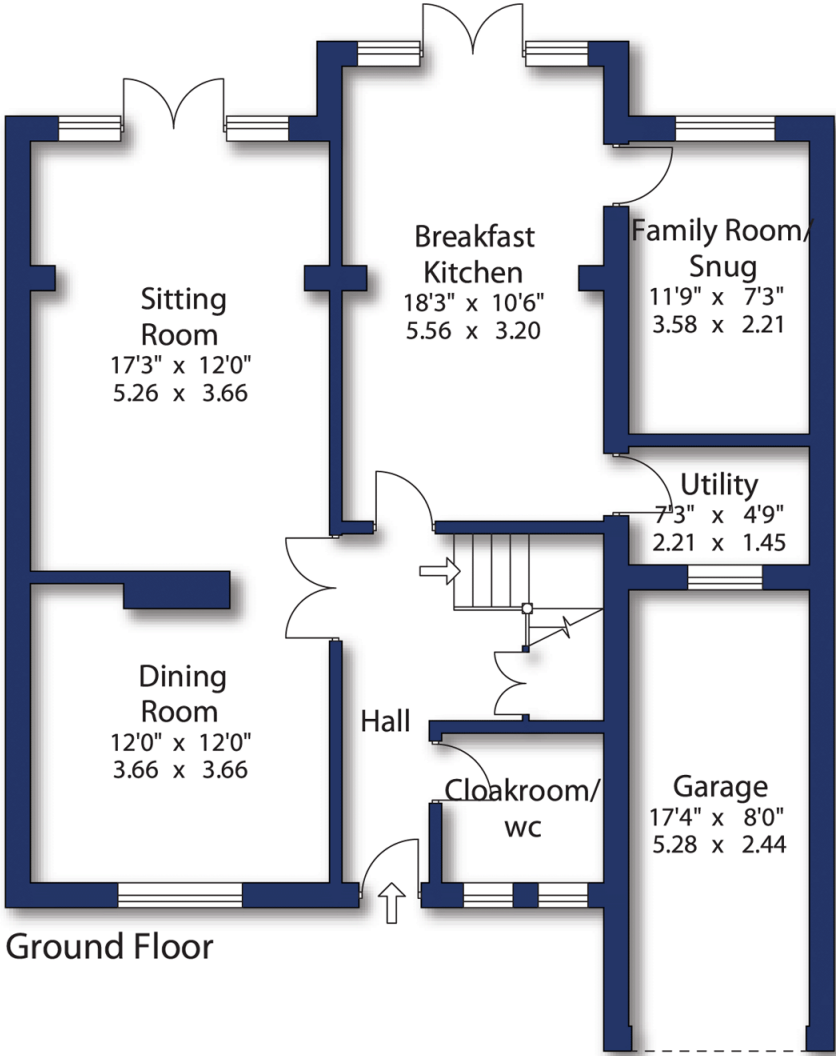
Just off the kitchen is the family room/snug which could also serve as a home office.

The sitting room is at the rear of the property and has a lovely dual sided multi fuel stove with the dining room sharing the other side of it at the front of the property. The sitting room has double opening doors onto the rear garden. On the first floor there are four double bedrooms, with master bedroom having an en suite shower room, the remaining three sharing use of the contemporary house bathroom.

Externally, at the front of the property there is a sizeable driveway providing parking and giving access to the garage. The front garden is raised with walled beds and planted borders. The rear garden is particularly lovely, being generously sized and southerly facing with an extensive lawn and borders containing established shrubs and plants, A paved patio provides a perfect area for outside entertaining.

The centre of this thriving village community with its useful range of local shops, post office, doctors' surgery and a dentist, inns and restaurants is readily accessible by foot. There are two 'outstanding' primary schools within the village and a variety of sporting and recreational facilities. The train station is also within easy walking distance, from which regular rail services go to Leeds, Bradford and Ilkley.

Floorplans



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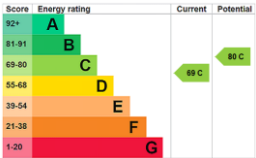
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Contact us



01943 862131



burley@dacres.co.uk

Directions

From our office on Station Road proceed up in the direction of the Station. Take the fifth left turn onto Station Approach and bear left onto Prospect Road. Take the first turning right onto Rose Bank and the property will be found on your right.

What3Words: acquaint.brink.reviewed

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating.
- Off street driveway parking and attached single garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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