



Guide Price £545,000

- Generous detached bungalow with attractive gardens to the front and rear
- In need of general updating
- Offering excellent potential to further extend, subject to planning consents
- Large sitting room and dining room plus good sized kitchen
- Three spacious bedrooms and house bathroom with separate wc
- Garage and ample driveway parking
- Offered with no upward chain

54 Southfield Road, Burley in Wharfedale

An excellent opportunity to acquire a substantial three bedroom detached bungalow in this much sought after location in Burley in Wharfedale.

Estate Office, Station Road, Burley In Wharfedale,
Ilkley, LS29 7ND

Tel: 01943 862131 Email: burley@dacres.co.uk

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54 Southfield Road, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7PB

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

General Remarks

This attractive property offers generously proportioned accommodation across one floor in a sought after location in Burley in Wharfedale.

A level path takes you to the covered front door that opens to a welcoming entrance hall providing access to all the main rooms. The light and airy sitting room is situated to the front of the property and has large windows overlooking the front garden and a fireplace with a living flame gas fire. The good sized dining room is situated to the rear of the property with sliding doors opening to the rear patio. There is a generous kitchen, having a range of wall, base and drawer units with working surfaces over and a door to the rear garden. The three bedrooms are all good size and there is a house bathroom with separate WC.

Outside, to the front is an attractive, generous size garden which is mainly lawned with a range of shrubs to the borders. It also wraps round the house to one side. At the other side, a driveway provides ample parking for a number of cars and access to the double garage. The garden at the rear is predominantly laid to lawn with planted beds, paved path and patio, all enclosed by hedged boundaries.

This bungalow offers generous and spacious accommodation in its current layout. However, it also offers excellent potential to further extend the living space to the side or into the loft, subject to the usual planning consents.

Burley in Wharfedale is a highly regarded village community set in the heart of open countryside roughly midway between Ilkley and Otley. The village provides a comprehensive range of everyday amenities which include local shops, churches of a number of denominations, sports clubs and a railway station from where there are frequent services throughout the day into Leeds and Bradford. The surrounding countryside and rugged moors offer many an opportunity for rural pursuits and walks which provide breathtaking views. All in all, a highly desirable living environment with a busy and welcoming local community.

Directions

From our office on Station Road proceed up the hill in the direction of the station. Southfield Road will be the fifth turning on your right and the property will be found on the right hand side.

What3words dockers.straws.walking

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 with gas fired central heating
- Double garage and off street driveway parking

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.

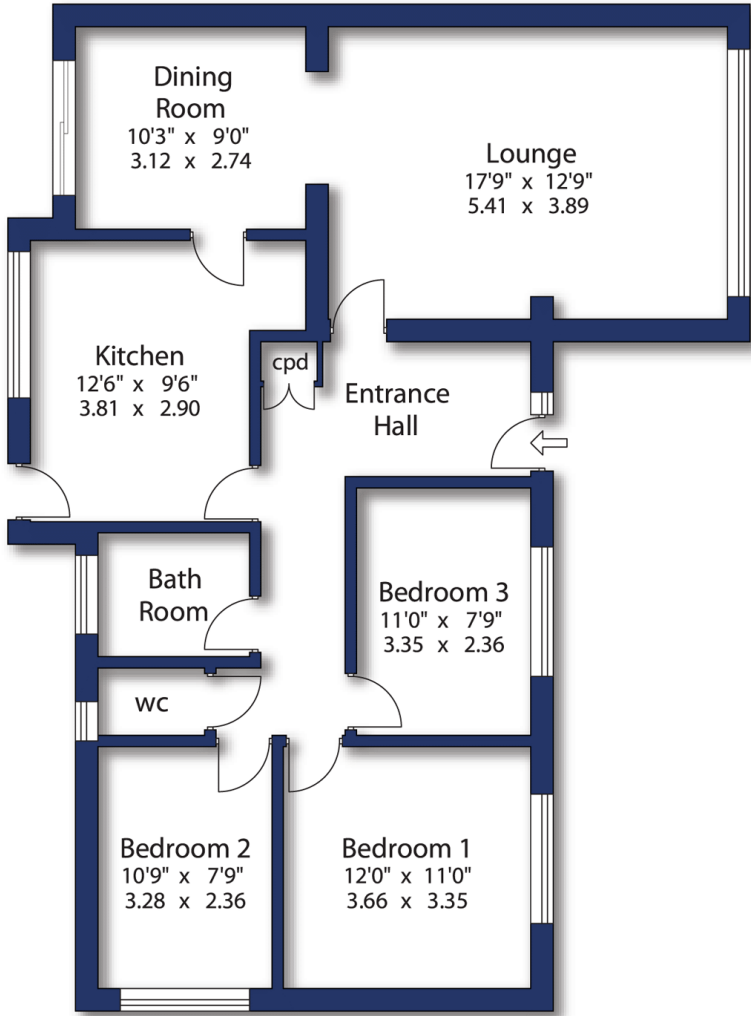
Referral fees

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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Floorplans



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Contact us

01943 862131

burley@dacres.co.uk