



Guide Price £369,500

- Attractive and characterful terraced home
- No upward chain
- Large dining kitchen, utility room
- Spacious lounge with a wood burning stove
- Three bedrooms and house bathroom
- Lovely enclosed rear courtyard garden
- Low maintenance garden to front
- Excellent location close to central amenities

12 Norwood Terrace, Burley in Wharfedale

A delightful character home offering three bedroom accommodation with front and rear gardens in this most popular and convenient location ideally located for the many amenities available within this highly sought after village.

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

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12 Norwood Terrace, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7EY

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

General remarks

This generously proportioned home is beautifully presented with a wealth of character and charm including stripped wooden floors throughout. The accommodation is set over two floors and

comprises, to the ground floor, an entrance porch leads into a spacious entrance hall with stairs to the first floor and a useful understairs storage cupboard. A light and airy lounge is at the front of the property and has a deep bay window along with a wood burning stove set in an original fire surround. A large open plan dining kitchen is at the rear of the property has a range of wall, base and drawer units with integrated fridge and freezer and a large Rangemaster stove. An original fireplace, two windows to the rear elevation and the kitchen is open onto a utility area with plumbing for an automatic washing machine and a door leading out to the rear garden. On the first floor, a spacious landing gives access to two double bedrooms, both having fireplaces, a single bedroom is currently in use as a studio and all of the bedrooms share use of the house bathroom.

Outside, to the front of the property there is a neat fence and low wall enclosed garden which is mainly paved with shingle beds and pretty shrub

borders. At the rear there is a fence enclosed garden which is mainly paved with planted borders. There is also a very useful outside store.

Found between the parish church and village cricket ground, Norwood Terrace is part of a popular and well established neighbourhood with many of Burley's amenities being within comfortable walking distance. Burley-in-Wharfedale is an understandably popular village community offering a lovely living environment which combines ready access to beautiful open countryside with good connections for the West Yorkshire business commuter. The village retains a broad provision of everyday amenities including local shops, sports clubs and a choice of pubs/restaurants, whilst for the traveller there is public transport into the local towns of Ilkley and Otley, and from the village's own railway station there are frequent services throughout the day into the local cities of Leeds and Bradford. Harrogate is also within comfortable daily driving distance.

Directions

From our office on Station Road, proceed in the direction of the station and take the first left onto Grange Road. Follow the road past the cricket ground then take the fourth right turn which is Norwood Terrace. The property will be on your right.

Wat3words honestly.telephone.vibrate

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- The property is located within a conservation area.
- All mains services are installed with gas fired central heating.
- On street 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.

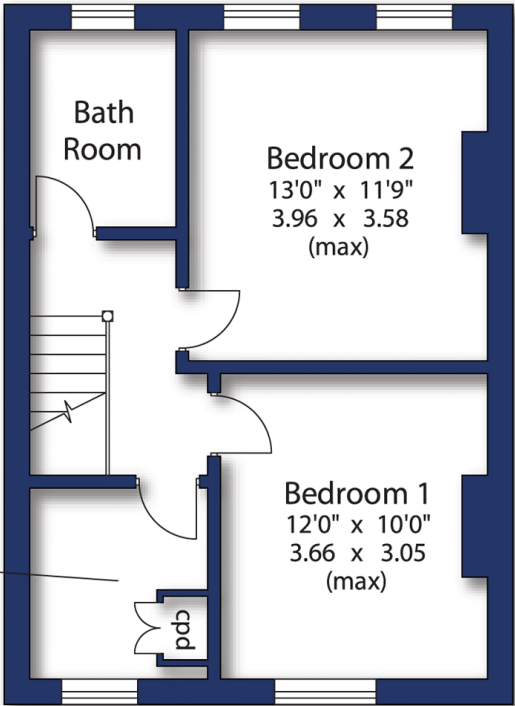
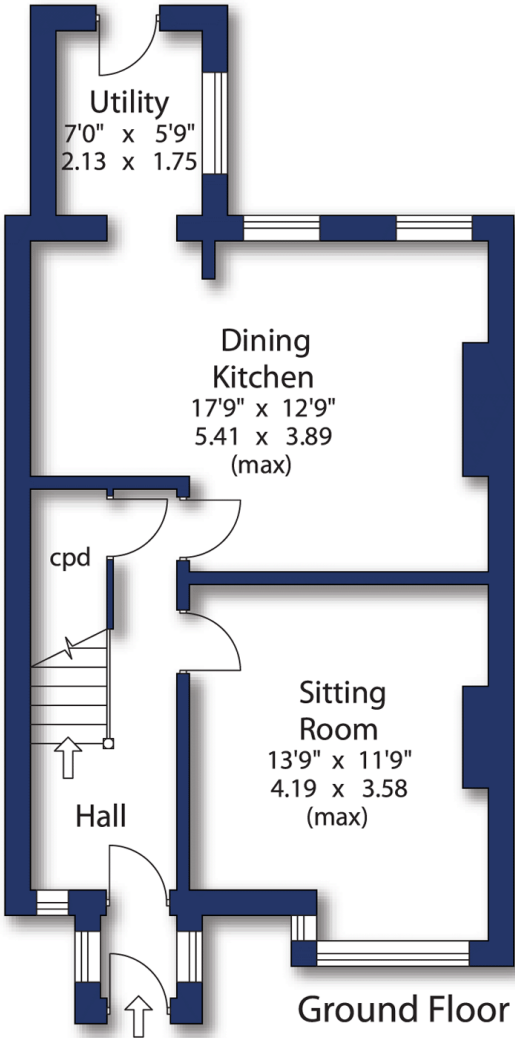
Referral fees

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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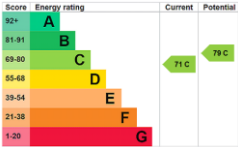


Floorplans



First Floor
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