



Guide Price £285,000

- Modern end townhouse
- Two double bedrooms and en-suite WC
- Deceptively spacious
- Central village position
- Dining kitchen and lounge
- Enclosed rear garden
- Garage

30A North Parade, Burley in Wharfedale

With an enclosed sheltered garden to the rear, this modern three storey home provides well equipped and comfortably proportioned two bedroom accommodation with the added advantage of a convenient village centre location and single garage.

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

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30A North Parade, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7JR

Harrogate 15 miles, Skipton 13.5 miles, Leeds 15 miles (all distances approximate)

General remarks

This modern end of terrace town house occupies a very convenient location just a few hundred yards from many of Burley's central amenities.

The generously proportioned accommodation is set over three floors and comprises to the ground floor, a spacious entrance hall which has wood flooring, stairs to the first floor and a useful understairs storage cupboard. At the end of the hall is a good sized dining kitchen with a range of wall, base and drawer units with working surfaces over. Integrated appliances include an electric oven, gas hob and extractor over. Double doors open onto the rear garden.

On the first floor, the lounge has two windows to the front elevation with distant views, a feature fireplace has marble slips and an inset stove. Also on this floor is the house bathroom which has shower facilities over the bath, and the first of the double bedrooms.

On the second floor there is a very useful study area with access to a large eaves storage space. The master bedroom has fitted wardrobes, a dormer window to the front and an en-suite WC. Outside, at the rear, the pleasant garden is very sheltered, mainly paved and wall enclosed with a rear pedestrian access.

The village of Burley in Wharfedale occupies a lovely setting in the heart of open countryside, a location which is within comfortable commuting distance of many of the region's business centres and just a short drive from the local towns of Ilkley and Otley. The village retains a good range of everyday amenities including local shops, a couple of primary schools, sports clubs and a choice of pubs / restaurants. There is also a 'Metro' railway station which provides frequent services into the local cities of Leeds and

Directions

From our office on Station Road, proceed down to the roundabout and turn left onto Main Street. Follow the road for a short while and take the second right turn which is North Parade. The property will be found on your right and identified by our For Sale board.

What3words: goodbye.feelers.splashes

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services installed
- Garage and off 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.

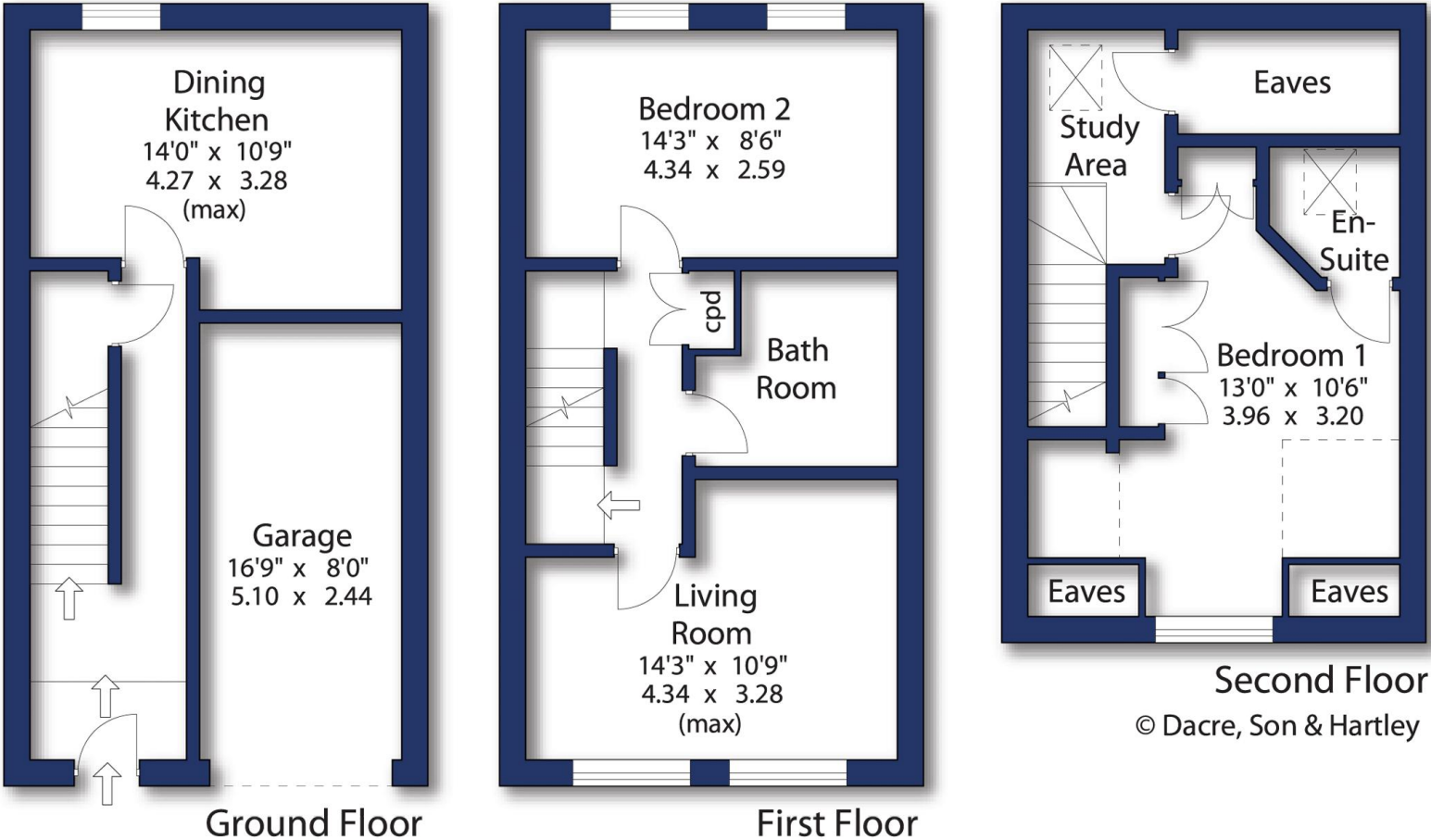
Referral fees

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.

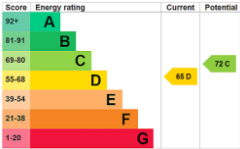
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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



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