



## 26 Sun Lane, Burley in Wharfedale

A two bedroom stone built character home enjoying an excellent central village location featuring two bedrooms, dining kitchen, useful storage cellar, rear garden and off street parking.

**Guide Price £285,000**

- Characterful stone built cottage
- Generous kitchen dining room
- Two wood burning stoves
- Two bedrooms
- House bathroom
- Useful cellar rooms
- Courtyard garden to the rear
- Off street parking
- Central village location

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

Tel: 01943 862131

Email: [burley@dacres.co.uk](mailto:burley@dacres.co.uk)

**dacres.co.uk**





## 26 Sun Lane, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7JB

Skipton 15 miles, Leeds 15 miles, Harrogate 16 miles  
(all distances approximate)

### General remarks

A traditional stone built terraced cottage set in the heart of this sought after village that provides spacious and versatile two bedroom accommodation set over three floors. On the ground floor an entrance porch leads into a good sized

living room with a wood burning stove set into the chimney breast and a window to the front elevation. The separate dining kitchen is at the rear of the property has a range of wall, base and drawer units with working surfaces over, inset gas hob and oven under. A rear door leads out to the courtyard garden. From the kitchen there are steps down to a pair of basement rooms providing very useful storage. On the first floor there are two generously proportioned bedrooms and a house bathroom.

The property enjoys a most convenient location and has the added benefit of a courtyard garden area to the rear along with an off road parking space, there is also a neat, low maintenance garden to the front.

The village centre provides a useful range of local shops, inns, restaurants, doctors' surgery and general amenities. There are

two primary schools within the village and a variety of sporting and recreational facilities, as well as pleasant walks to be enjoyed through the surrounding countryside. Indeed, Burley in Wharfedale is considered an ideal base in the Wharfe Valley countryside for commuters to Leeds / Bradford city centres to which regular rail services are available from the village station on Station Road. Bus services to surrounding towns are available from the village Main Street.

## Directions

From our office on Station Road, proceed down to the mini roundabout and turn left onto Main Street. Follow the road round and take the left turn onto Sun Lane just after Jake Wright's Landrover site. The property will be found on the right hand side and identified by our For Sale board.

What3words: widely.wedding.winded

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- 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.

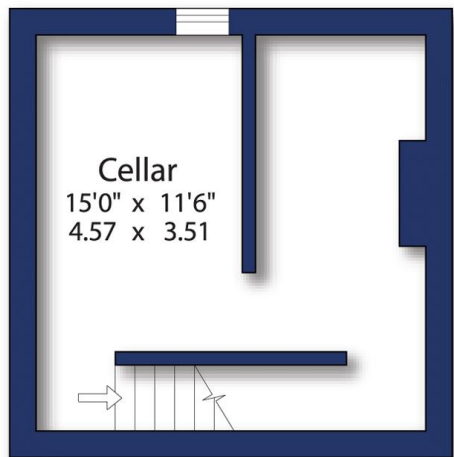
## Referral fees

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.

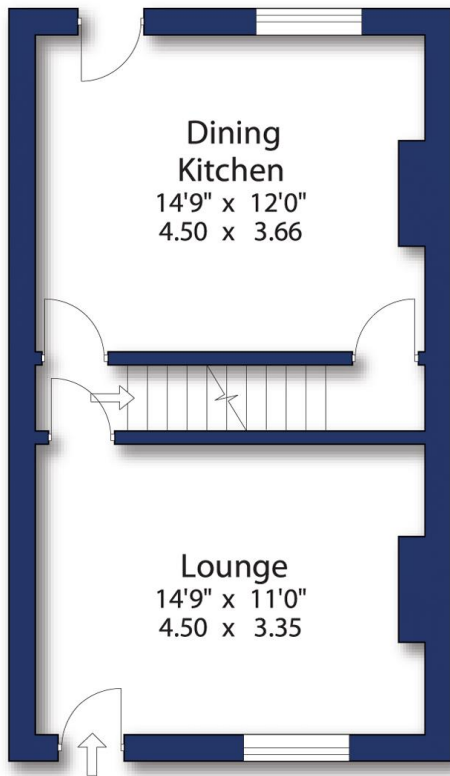
Dacres Ref: BUR260057



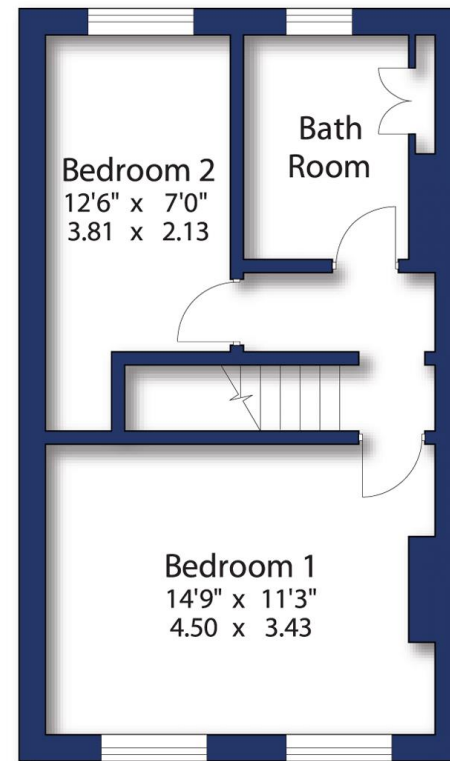
# Floorplans



Lower Ground Floor

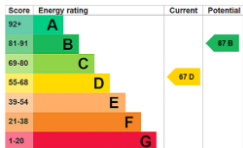


Ground Floor



First Floor

© Dacre, Son & Hartley



**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.

Contact us

01943 862131



burley@dacres.co.uk