



Guide Price £349,000

- Characterful, stone built property in central village location
- Light and spacious sitting room with bay window
- Dining room with double doors to conservatory
- Three bedrooms and house bathroom
- Good sized courtyard garden to rear
- Highly convenient location
- No upward chain

9 Grangefield Avenue, Burley in Wharfedale

A spacious, three bedroom home conveniently located in this popular Wharfedale village within comfortable walking distance of local amenities, as well as the train station for easy commuting to Leeds, Bradford and nearby Ilkley.

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Ilkley, LS29 7ND

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9 Grangefield Avenue, Burley in Wharfedale, Ilkley, LS29 7HA

Skipton 13.5 miles, Leeds 14 miles, Harrogate 14.5 miles
(all distances approximate)

General remarks

This traditional stone built, three storey terraced home stands within a well established and popular part of the village, a comfortable stroll from central amenities and the railway station. With manageable garden areas to the front and rear, the property successfully combines period character features including ceiling

coving and stripped pine doors with more contemporary touches to make a welcoming home.

The entrance hall has the staircase to the first floor and leads to the principal ground floor rooms. The lounge is at the front of the property and has a square bay window with feature stained glass. At the rear of the property, the dining room has a contemporary electric fireplace suite, access to a very useful walk in storage cupboard and double doors leading out to the conservatory. The kitchen has a range of wall, base and drawer units with working surfaces over, an inset gas hob with electric oven under and extractor over.

Bedrooms one and three are positioned on the first floor - the former having a walk-in store, whilst to the second floor there is a further double bedroom which also has additional storage cupboards. All the bedrooms share use of the house bathroom on the first floor.

Outside, the front garden is low maintenance and fence enclosed. At the rear there is a courtyard garden which is paved and part wall and fence enclosed.

Burley in Wharfedale provides a useful range of local shops, doctors' surgery, inns, restaurants and churches of several denominations, many of which are readily accessible. There are two 'outstanding' primary schools within the village and variety of sporting and recreational facilities including the nearby cricket ground. There are also delightful walks to be enjoyed through the countryside surrounding the village. Indeed, Burley in Wharfedale is considered an ideal location in the Wharfe Valley countryside for commuters to Leeds / Bradford city centres to which regular rail services are available from the village railway station on Station Road. The nearby towns of Ilkley and Otley provide a wider range of facilities less than five miles away.

Directions

towards the Station and take the first left turn onto Grange Road. Follow this along passing the Cricket Ground on your right and take the first right turn onto Grangefield Avenue where the property will be on your left. What3words sifts.pupils.unzips

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. 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.

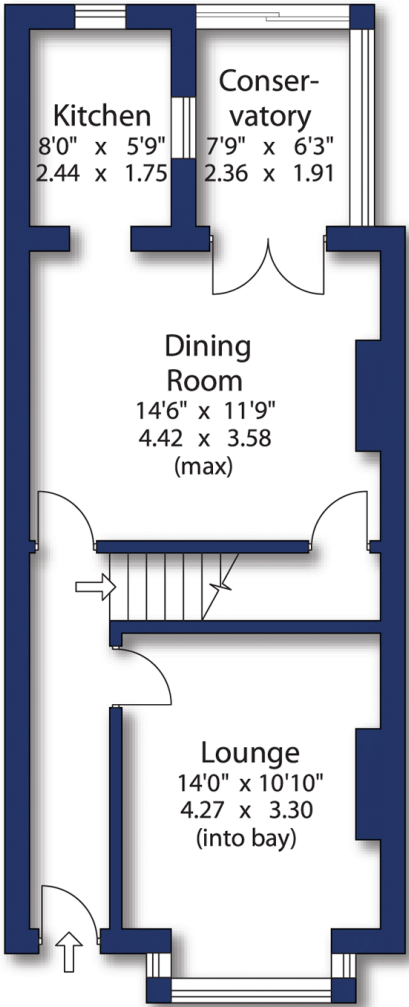
Referral fees

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.

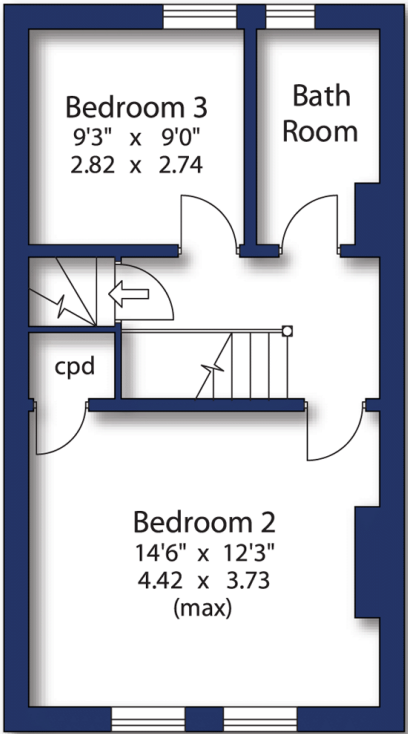
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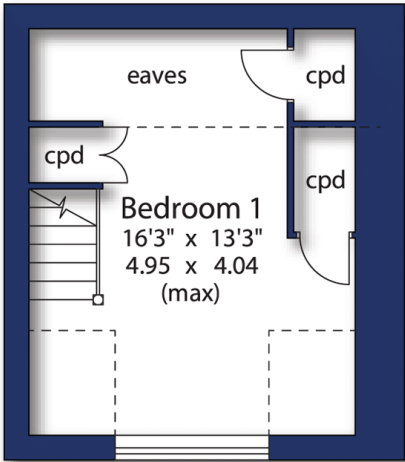
Floorplans



Ground Floor

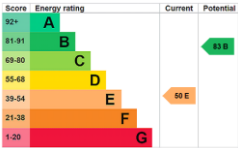


First Floor



Second Floor

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