



Guide Price £257,500

- NO CHAIN
- Characterful stone built cottage
- In need of some tlc
- Generous dining kitchen
- Two bedrooms
- Useful cellar rooms
- Enclosed easily managed rear garden
- Discreet yet handy location

44 Sun Lane, Burley in Wharfedale, Ilkley

A two bedroom stone built character home with no upward chain, enjoying an excellent central village location featuring two bedrooms, dining kitchen, useful storage cellar, rear garden. In need of general updating and currently vacant.

Estate Office, Station Road, Burley In
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44 Sun Lane, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7JB

Skipton 14 miles, Harrogate 16 miles, Leeds 16 miles (all distances approximate)

General remarks

With no onward chain, 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 door 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 and has a range of wall, base and drawer units with working surfaces over, space for a free standing cooker. A rear door leads out to the 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, the master having built in wardrobes, along with a house bathroom.

The property enjoys a most convenient location and has the added benefit of a good size rear garden

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 spruced.belong.deliver

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- The property is located within a conservation area.
- A path runs along the rear of the terrace with right of access for the seven properties in the terrace.
- All mains services are installed. Gas fired-central heating.

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.

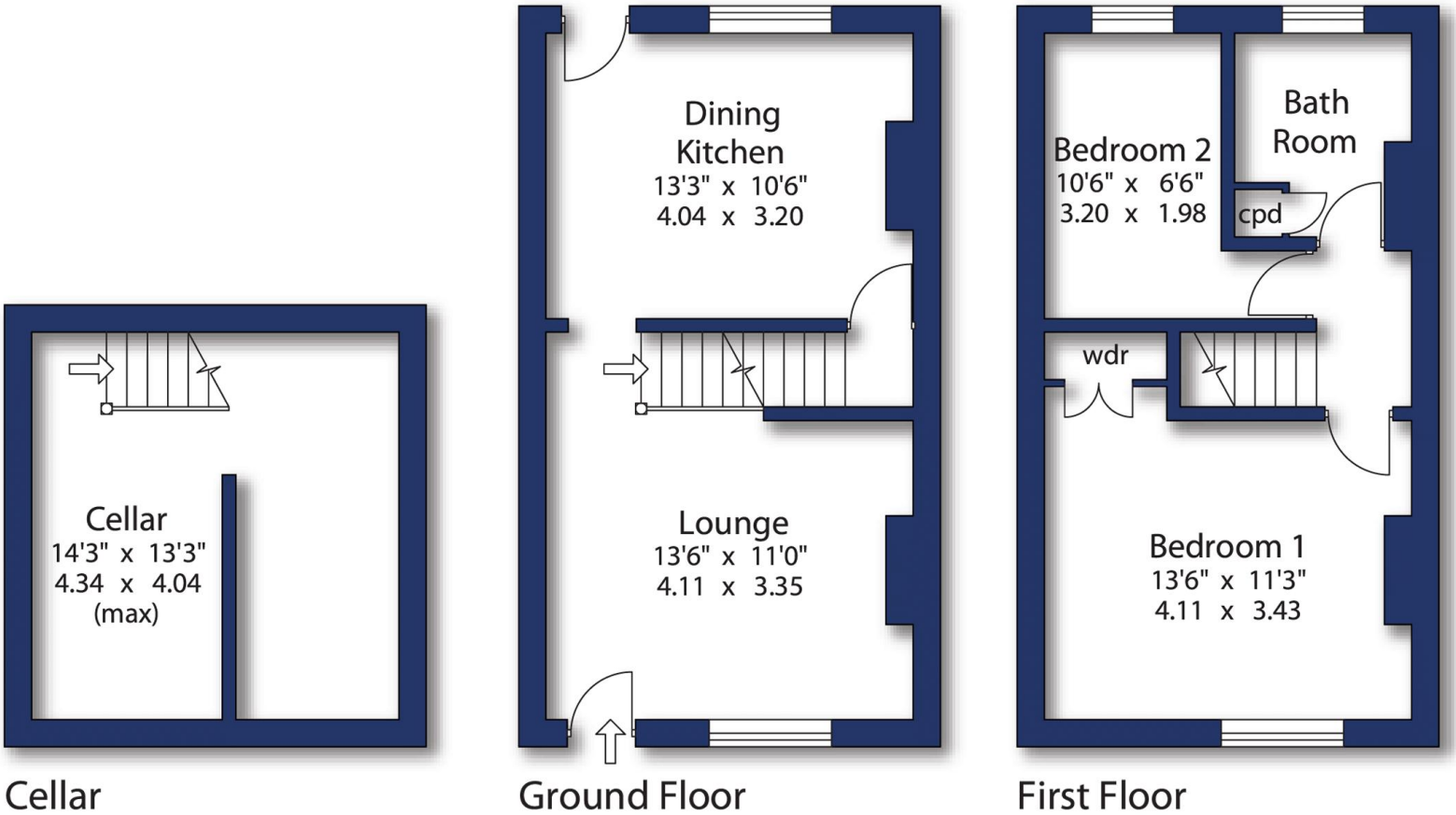
Referral fees

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.

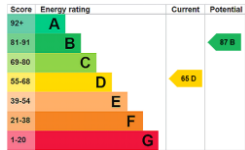
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Floorplans



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