



58 Main Street, Burley in Wharfedale

A wonderful opportunity to acquire this substantial, Grade II Listed, stone built character home dating back to 1871 with large gardens and set in the heart of Burley in Wharfedale.

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

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58 Main Street, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7DF

Ilkley 4 miles, Leeds 14 miles, Harrogate 14 miles (all distances approximate)

Offers Over: £750,000

- Wonderful, four bedroom period home dating back to 1871 with many character features
- Generously proportioned throughout with a spacious lounge, living dining kitchen and conservatory
- Great size garden, double garage and delightful open aspect to rear
- Set in the heart of the village



General remarks

This wonderful character home has a wealth of original features including flag stone flooring, original Victorian floor tiles, ceiling cornices and mullioned windows to describe just a few. The attractive stone built property is at the end of a terrace of three similar properties and is fairly unique having a generous garden to the rear with an open aspect and a double garage.

The accommodation comprises on the ground floor, a wide entrance door leading into the spacious entrance hall which has the original tiled floor and staircase to the first floor. A door leads off to the generous lounge which has a bay window to the front elevation and an original ornate fireplace with inset wood burning stove and quarry tiled hearth. Double doors lead into the kitchen.

The characterful living dining kitchen is at the rear of the property and has an original flagstone floor and full range of shaker style wall, base and drawer units with granite working surfaces over. The gas fired Aga is set to operate all year round and there is an attractive exposed brick wall with stone detail. Two windows to the rear elevation and door leading out to the timber and stone conservatory which has a continuation of the flagstone floor, an antique ceramic sink and downstairs WC. A door from the kitchen leads to a keeping cellar.

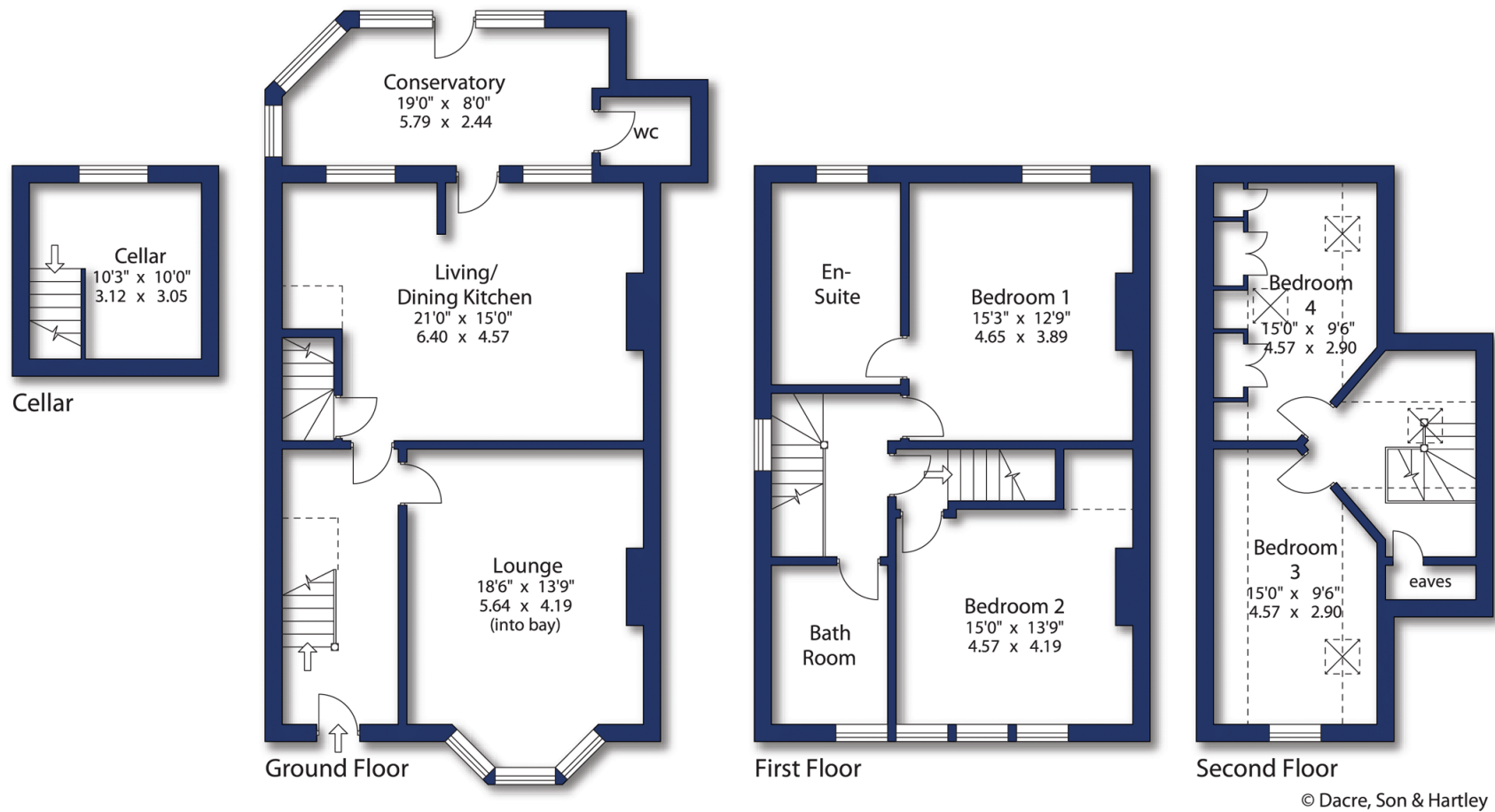
On the first floor, the most generous size master bedroom has a window to the rear with lovely views over the garden and the open aspect beyond along with an original fireplace. The ensuite is equally generous in size having a four piece suite including a step in shower enclosure. Bedroom two is at the front of the property with mullioned windows and an original fireplace. The house bathroom is also on this floor and has a three piece suite including a shower over the bath. On the second floor are two further bedrooms, both with Velux windows and plenty of eaves storage.

The outside space at this lovely property is really unique. The deep front garden is stone wall enclosed with slate beds and ornamental box bushes. At the side a long driveway leads down to a workshop and double garage with parking in front.

A cobbled service access path is immediately to the rear of the property and leads to a very long rear garden which is laid to lawn. A paved seating area has a stone built covered area providing shelter and wood storage.

Beyond the garden is the open aspect to the recreation ground and the moors beyond.

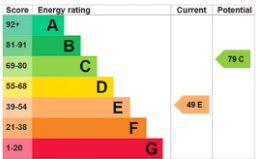
Floorplans



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Contact us



01943 862131



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Directions

From our office on Station Road, proceed down to the mini roundabout and turn right onto Main Street. Proceed over the next roundabout and the property will be found after a short while on the left hand side.

What3Words combos.this.partly

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E
- The property is located within a conservation area

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Shared driveway, double 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](https://www.gov.uk/check-for-flooding-in-england)

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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