



1 Park Row, Burley in Wharfedale

A spacious and beautifully presented, three bedroom home in an excellent location that must be viewed to fully appreciate the accommodation on offer.

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Wharfedale, Ilkley, LS29 7ND

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1 Park Row, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7JT

Skipton 14 miles, Harrogate 15 miles, Leeds 15 miles (all distances approximate)

Guide Price: £399,950

- Recently refurbished character home
- Beautifully presented
- Off street parking
- Generous dining kitchen
- Lounge with wood burning stove
- Three double bedrooms
- Contemporary house bathroom
- South facing courtyard garden
- Outside store/workshop
- Overlooking recreation field



General Remarks

This lovely stone built Victorian end terraced home must be viewed to fully appreciate the spacious accommodation along with its fabulous position within the village. The property offers a wealth of original character along with traditional features combined with contemporary styling.

The accommodation in brief includes, to the ground floor, an entrance hall with stairs to the first floor, and door leading into a light and airy lounge with a wood burning stove and a deep south facing window to the front elevation. To the rear of the property is a large open plan dining kitchen with a bespoke, hand made Shaker style kitchen with butcher's block, working surfaces over and herringbone effect flooring. A door and two windows lead to the rear of the property.

From the entrance hall there is a wide and low rise staircase to the first floor which offers three double

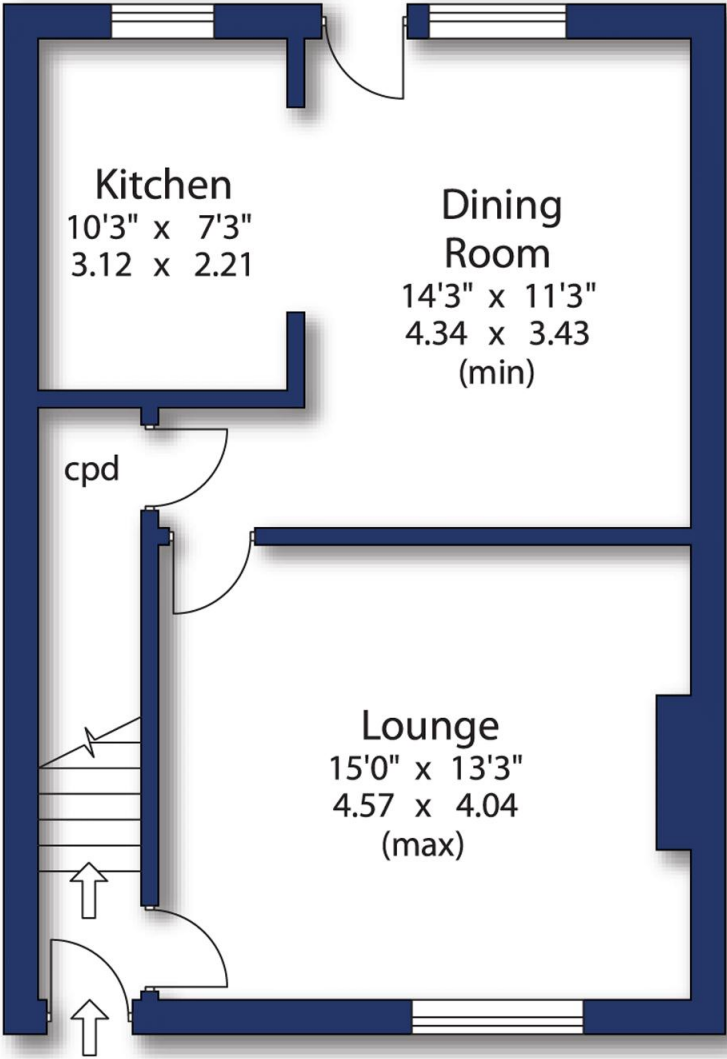
bedrooms and a superb, contemporary house bathroom with a three piece suite including a shower over the bath.

To the outside at the front is a South facing courtyard garden, which is paved and enclosed by low stone walling, wrought iron railings and fencing. At the rear are three very useful stores which have been combined to create a workshop with power and light connected.

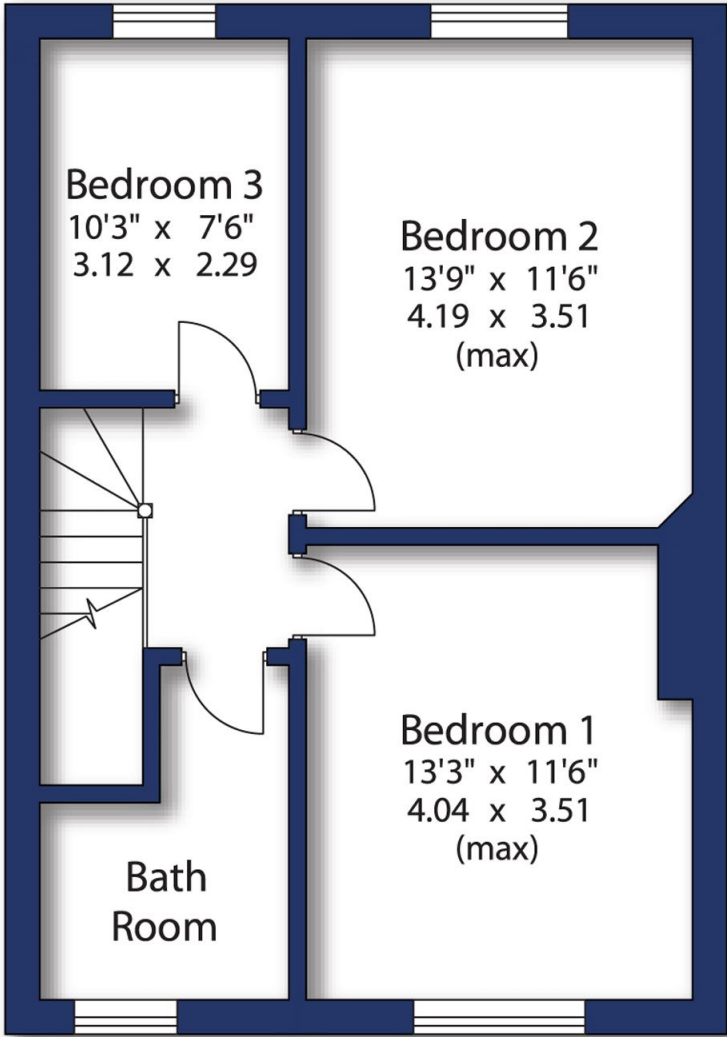
Park Row is a row of old stone built mill workers cottages that enjoy a very pleasant outlook, overlooking a recreational field in the heart of this thriving village community along with distant countryside views.

The location is extremely convenient, being within a short stroll of a useful range of village shops, Doctors and Dentists surgeries and pubs/restaurants. There are two primary schools within the village and a variety of sporting and recreational facilities. Regular commuter rail services are available from the village station on Station Road to Ilkley and Leeds / Bradford city

Floorplans



Ground Floor



First Floor

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Contact us



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Directions

From our offices on Station Road in the centre of Burley in Wharfedale village, proceed down to the mini roundabout and then turn left on to Main Street. Continue for a short while and turn first right into Peel Place. Park Row then runs off to the right hand side towards the bottom of Peel Place.

What3Words: vaulting.nightcap.hoped

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Off street parking
- The property is located within a conservation area

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.