



Guide Price £450,000

- Characterful, stone built period property dating back to the 1870s
- Welcoming sitting room with feature fireplace and dining room with wood burning stove
- Four double bedrooms and two bath / shower rooms
- South facing garden to rear ideal for al fresco dining
- Excellent location in the heart of the village

71 Main Street, Burley in Wharfedale

A delightful, Grade II Listed, stone built home with four double bedrooms and south facing rear garden in the conservation area in the heart of Burley in Wharfedale village.

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71 Main Street, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7BU

Otley 3 miles, Ilkley 4 miles, Leeds 14 miles, Harrogate 14 miles (all distances approximate)

General remarks

Set in the conservation area in the very heart of Burley in Wharfedale is this wonderful, four bedroom character home believed to date back to the 1870s. This stone built property is Grade II Listed and offers a number of original features.

The main entrance door leads into the lounge which has a window to the front elevation and a lovely, original style fireplace with tiled slips and an open grate. A useful and generous store cupboard with its own window provides ample storage space.

Steps lead up to an inner hall then on to the dining room, a delightful room with a window to the side and an original stone fireplace housing a wood burning stove. There are also built in alcove cupboards.

The kitchen has a range of modern wall, base and drawer units with working surfaces over. Windows to two elevations afford a good deal of natural light, a wide serving hatch opens onto the dining room and a half glazed door opens onto the rear.

On the first floor are two double bedrooms, the master having ceiling timbers, a window to the front and original cast iron

fireplace. The second bedroom has a window to the rear along with a cast iron fireplace. The house bathroom is also on this floor and has a three piece suite including shower facility over the bath.

On the second floor there are two further double bedrooms, the fourth bedroom having a wealth of storage in the eaves. These two bedrooms share use of the shower room on this floor.

Outside at the front of the property there is a good sized, low maintenance garden. At the rear is the very pleasant, south facing garden which is paved with Yorkshire stone flags. The patio area at the rear has raised planted beds and a wide raised stone shelf ideal for pots. Shallow steps lead to a larger seating area with a magnificent lilac tree and original stone walling. At the rear of the garden are two very useful outbuildings. A rear access leads to a hardstanding area.

This lovely house sits in a fantastic position, in the conservation area, in the heart of Burley in Wharfedale which is undoubtedly one of the area's more popular village communities, combining a lovely, traditional and semi-rural environment with good accessibility for the West Yorkshire business traveller. The village retains a broad range of everyday amenities including local shops, primary schools, churches of a number of denominations, choice of pubs/restaurants, and sports clubs. The surrounding countryside offers many an opportunity for rural pursuits. From the village "Metro" railway station there are frequent services throughout the day to the cities of Leeds and Bradford, as well as the nearby town of Ilkley.

Directions

From our office on Station Road, proceed down to the mini roundabout and turn right onto Main Street. Proceed over the next roundabout by the Red Lion pub. The property will be found after a short while on the right hand side, across the street from Iron Row.

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Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band D
- The property is Grade II Listed and is located within a conservation area.

Tenure, Services & Parking

- Freehold
- All mains services are installed with 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.

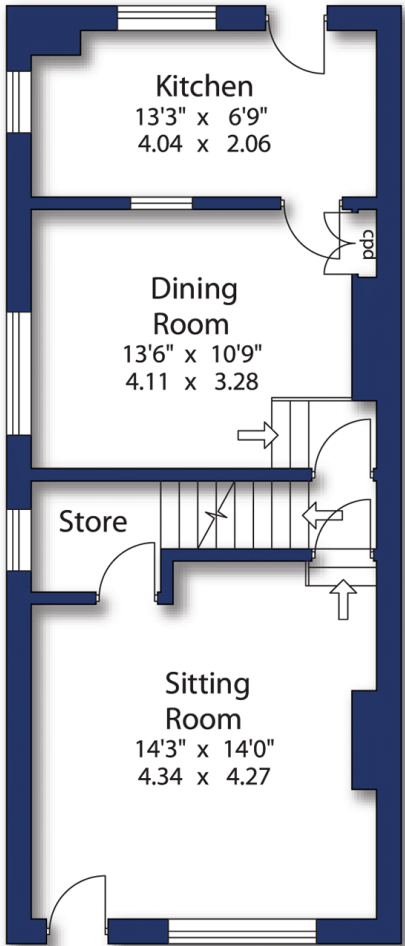
Referral fees

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.

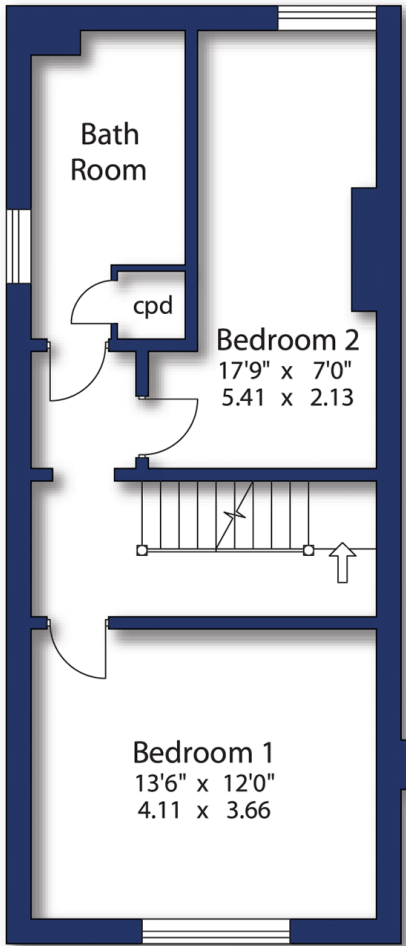
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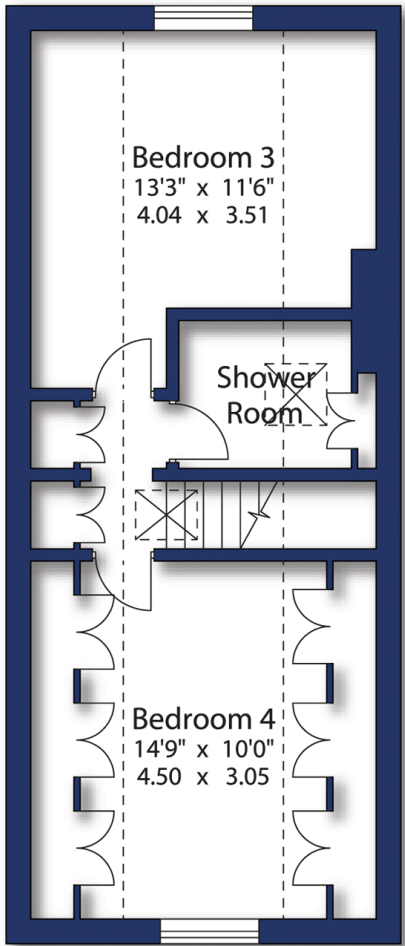
Floorplans



Ground Floor

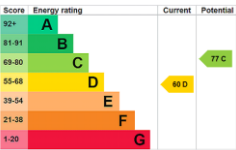


First Floor



Second Floor

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