



Guide Price £335,000

- Characterful, stone-built cottage in the heart of the village
- Beautifully presented to a high standard throughout
- Sitting room with wood burning stove
- Separate dining room with open fire and character features
- Bespoke kitchen and bathroom by Milestone Design of Ilkley
- Attractive, west facing garden to rear and garden to front
- No onward chain

4 Fenton Street, Burley in Wharfedale

A delightful character stone cottage, offering two bedroom accommodation with front and rear gardens in this most popular and convenient location ideally located for the many amenities available within this highly sought after village.

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Ilkley, LS29 7ND

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4 Fenton Street, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7EX

Ilkley 5 miles, Leeds 14 miles, Harrogate 14 miles
(all distances approximate)

General remarks

This welcoming home is a delightful blend of character features and contemporary design. The current owners have installed an air source heat pump to massively reduce emissions (along with heating bills!) plus bespoke, contemporary style fixtures and

fittings, yet have retained the character of the home with many original features.

The accommodation is set over two floors and comprises on the ground floor, entrance hall with staircase to the first floor and a door leading into the lounge which has a tall window to the front elevation giving a good deal of natural light, and a wood burning stove ideal for cosy evenings.

The spacious dining room has a tall window to the rear, engineered oak flooring and a fantastic brick feature wall with characterful open fireplace, original oven and generous fitted cupboards.

The bespoke kitchen by Milestone Design is at the rear of the property. Contemporary in style and with Velux windows and Infrared heating, this kitchen has a range of fitted wall and base units with quartz working surfaces over, fitted dishwasher, fridge

freezer, microwave and breakfast bar.

On the first floor, the landing gives access to two bedrooms: a good sized double bedroom with a wardrobe over the stairs and a smaller double bedroom with bespoke fitted wardrobes, drawers and shelving either side of the chimney breast. There is also a modern house bathroom by Milestone Design with bath, separate shower, bidet and electric under floor heating.

Outside, to the front of the property there is a neat, enclosed garden; a mixture of paved areas and attractive mature planting.

At the rear there is a lovely, private, west facing enclosed garden which is laid to lawn with planted borders and patio area. There is also a very useful outbuilding providing storage and a small greenhouse.

Found between the parish church and village cricket ground, Fenton Street is part of a popular and well established neighbourhood with many of Burley's amenities being within comfortable walking distance. Burley in Wharfedale is an understandably popular village community offering a lovely living environment which combines ready access to beautiful open countryside with good connections for the West Yorkshire business commuter. The village retains a broad provision of everyday amenities including local shops, sports clubs and a choice of pubs/restaurants, whilst for the traveller there is public transport into the local towns of Ilkley and Otley, and from the village's own railway station there are frequent services throughout the day into the local cities of Leeds and Bradford. Harrogate is also within comfortable daily driving distance.

Directions

From our office in Station Road proceed in the direction of the Station and take the first left turn onto Grange Road. Follow the road past the Cricket Ground and take the third right turn onto Lawn Road, which becomes Fenton Street. The property will be on your right and identified by our For Sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed along with air source heat pump
- 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

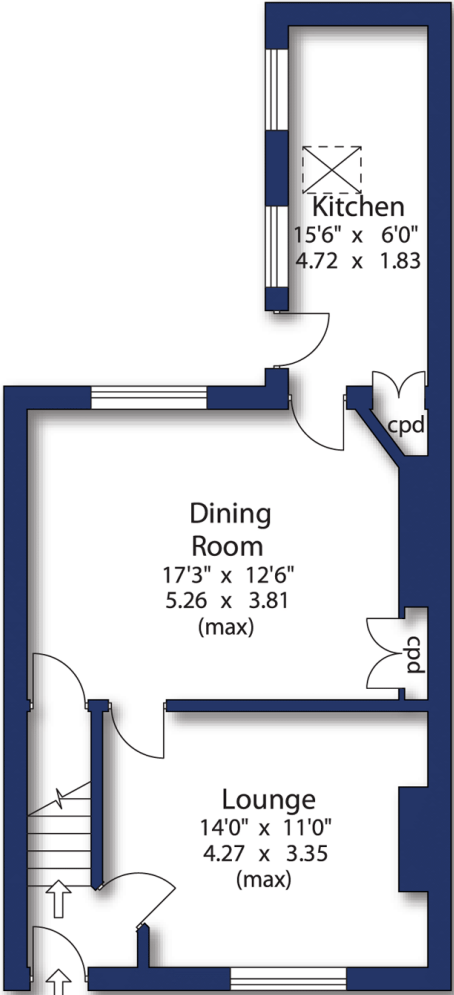
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

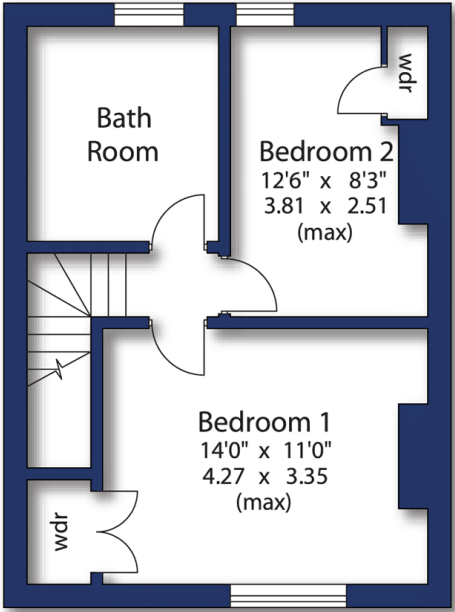
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.



Floorplans



Ground Floor



First Floor © Dacre, Son & Hartley

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