DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £145,000

- Delightful first floor apartment in the heart of Burley in Wharfedale
- Finished to a high standard and enjoying lovely views across the valley
- Stunning open plan living dining kitchen
- Double bedroom and house bathroom
- Allocated parking space
- No onward chain

Flat 2, Church View Court, Parish Gate, Burley in Wharfedale

Set on the first floor of this characterful building in the very heart of this sought after village, this stylishly appointed and well equipped apartment offers one bedroom accommodation with stunning views.

Estate Office, Station Road, Burley In Wharfedale, Ilkley, LS29 7ND
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Flat 2, Church View Court, Parish Gate, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7EB

Ilkley 4 miles, Leeds 14 miles, Harrogate 15 miles
(all distances approximate)

General remarks

This stylish one bedroom apartment has been subject to much improvement and now offers a lovely blend of character and contemporary styling as well as the benefit of an allocated parking space to the rear of the property.

Stairs lead from the communal entrance to the first floor. The door to Apartment Two opens into an inner hallway which has a very useful utility cupboard with plumbing for an automatic washing machine. The delightful open plan living kitchen is light and airy. There is a comfortable living area, the kitchen area is comprehensively equipped with a range of integrated equipment, and the dining area is raised and set in the deep bay window enjoying superb views.

A separate double bedroom has a range of fitted wardrobes and there is a modern house bathroom.

The reception room and bedroom both enjoy a great deal of natural light and benefit from lovely views over the village and across the valley towards Asquith and Denton.

Set in the heart of Wharfedale's beautiful open countryside, the village of Burley-in-Wharfedale is an understandably popular place in which to live - combining a splendid environment with good accessibility to the local towns of Ilkley and Otley, whilst for the commuter there are frequent rail services throughout the day into the local cities of Leeds and Bradford. Burley retains a surprisingly broad provision of everyday amenities including local shops, primary schooling, sports clubs, and choice of pubs/restaurants. Equally both local towns offer more comprehensive shopping facilities along with well regarded sports clubs and social amenities.

Directions

Approaching from Ilkley on Main Street, turn right at the roundabout on to Station Road and turn immediately first right (where Rishworth butchers shop is). The flat entrance is just past the parking spaces allocated to the three flats on the right hand side.
what3words searches.swooning.adjusted

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- The property is leasehold with the benefit of a lease of 999 years from January 2006. The current ground rent is £33 per annum and the building insurance is approximately £350.00 per annum (20% of the total for the building). Maintenance costs are split evenly, with the owners of this apppartment paying 25%
- All mains services are installed
- Allocated parking space to rear

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

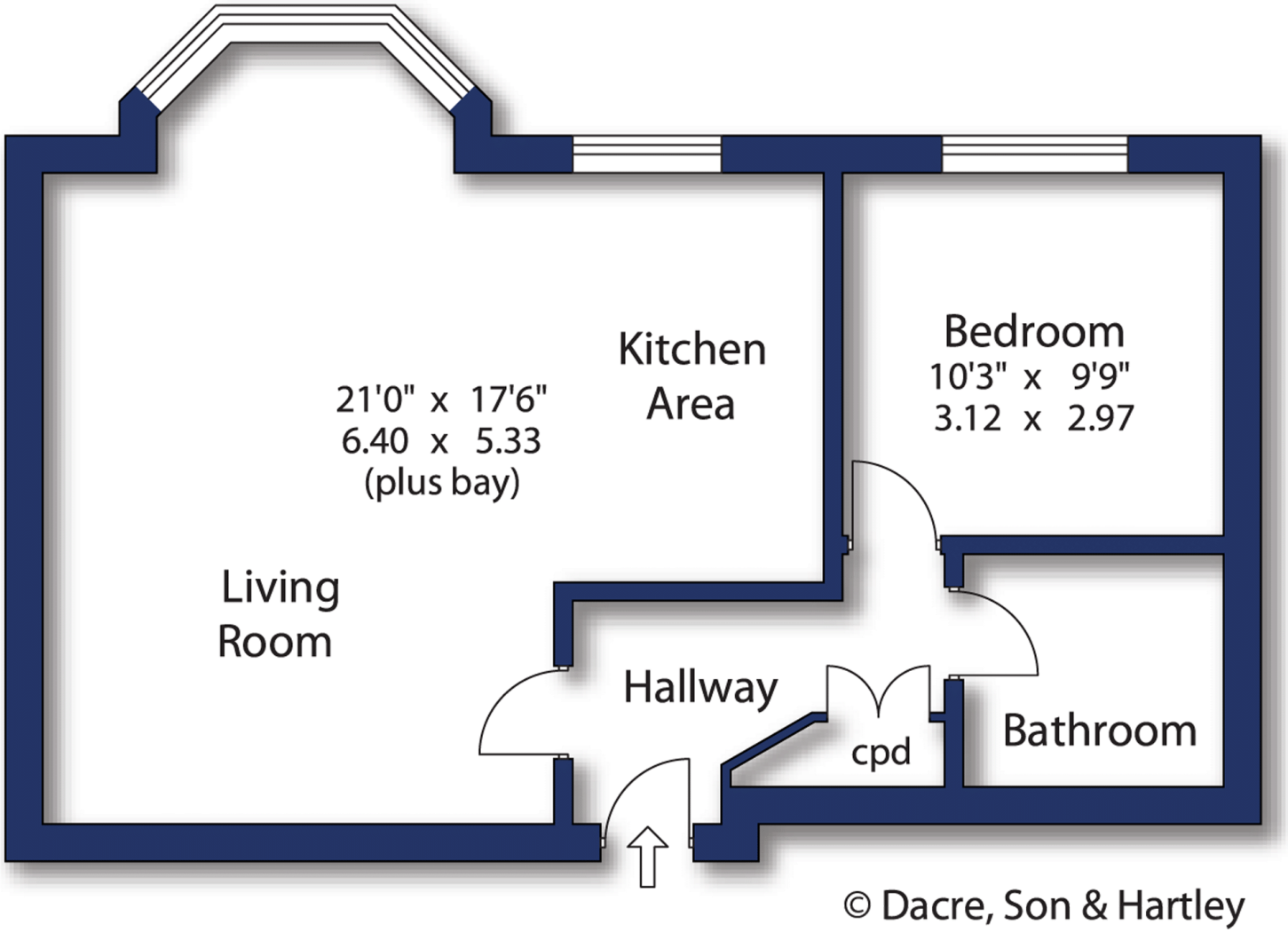
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

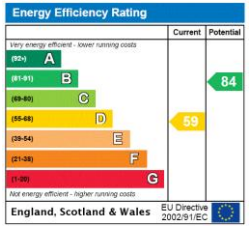
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Floorplans





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