



18 Norwood Terrace, Burley in Wharfedale, Ilkley

This traditional three bedroom end terraced cottage is set in a popular location just a short walk from the village centre, convenient for all the local amenities. Now in need of complete updating, there are gardens to both the front and rear along with a useful garage and outside store.

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

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dacres.co.uk   



18 Norwood Terrace, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7EY

Bradford 10 miles, Leeds 14 miles, Harrogate 15 miles (all distances approximate)

Guide Price: £325,000

- Three bedroom end terraced cottage
- In need of updating
- Generous lounge
- Large dining kitchen
- Gardens to front and rear
- Garage and outside store
- Sought after village location, convenient for local amenities
- No onward chain



General Remarks

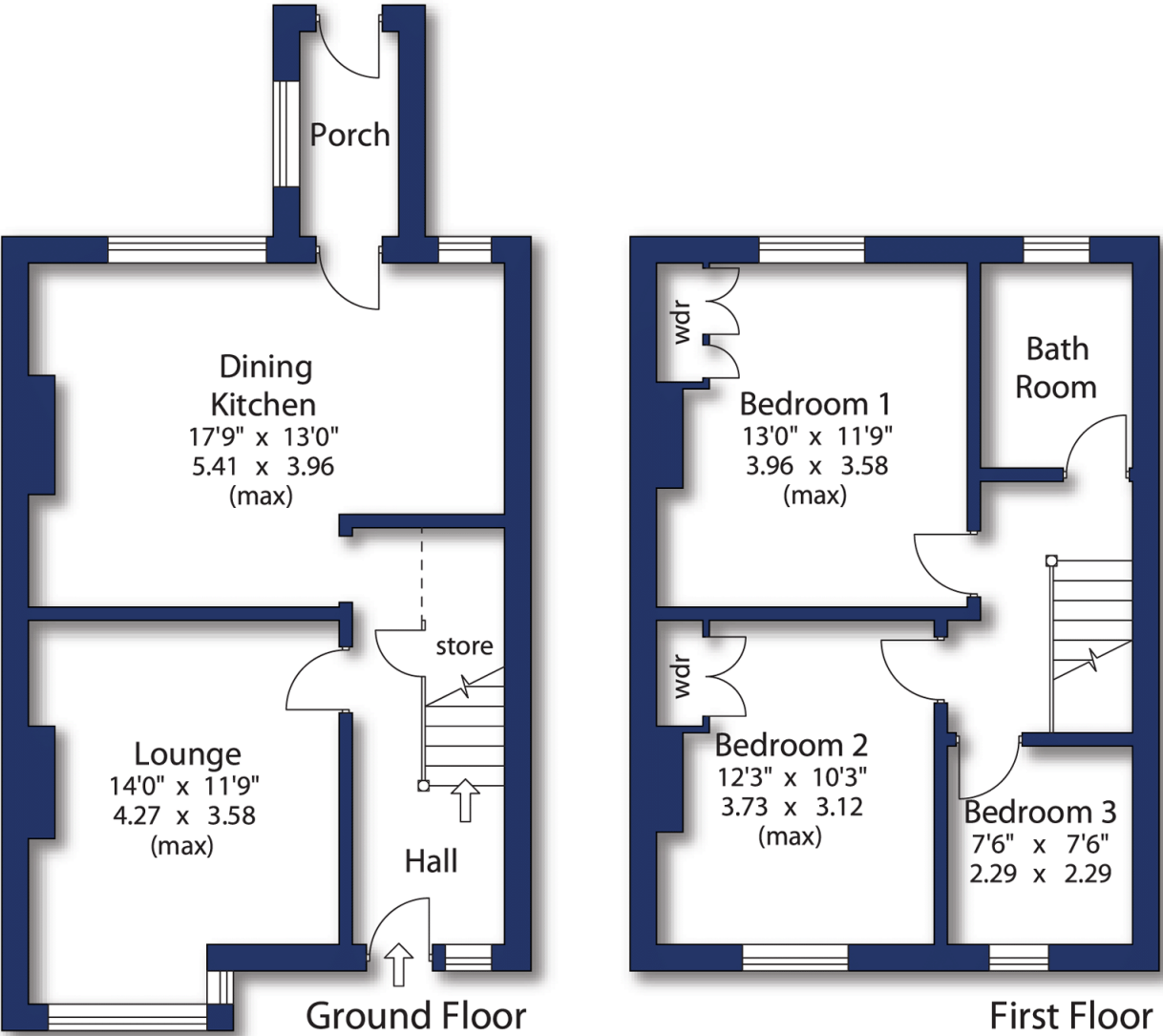
This traditional three bedroom end terraced cottage is set in a popular location just a short walk from the village centre.

Now in need of updating, the accommodation is set over two floors and offers a spacious entrance hall with stairs to the first floor and an understairs storage cupboard, a generous size lounge, large separate dining kitchen with rear entrance porch. On the first floor there are three bedrooms and a house bathroom. There are gardens to both the front and rear along with a useful garage and two outside stores.

The property is offered with no upward chain.

Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley providing a good range of local shops, post office, doctors surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. A commuter rail service to Leeds/Bradford city centres and Ilkley are also available from the village station. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moors and the Yorkshire Dales National Park are only a short drive away.

Floorplans



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Mortgage
Advice Bureau

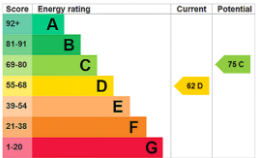
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Contact us



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Directions

From our office on Station Road, proceed in the direction of the station and take the first left onto Grange Road. Follow the road past the cricket ground then take the fourth right turn which is Norwood Terrace. The property will be on your right.

What3Words: smirking.sizes.down

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Garage and 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](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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