



14 Hall Drive, Burley in Wharfedale, Ilkley

A most appealing detached family home offering spacious four bedroom accommodation in this central location within convenient walking distance of the village amenities and train station.

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

Tel: 01943 862131

Email: burley@dacres.co.uk

dacres.co.uk   



14 Hall Drive, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7LL

Leeds 13 miles, Skipton 14 miles, Harrogate 15 miles (all distances approximate)

Guide Price: £695,000

- Superb detached family home in excellent location
- Flexible open plan living
- Guest WC, Utility room
- Permission to further extend
- Four generous bedrooms and two bathrooms
- Study/snug
- Generous garden space
- Driveway parking and EV charging point
- Highly regarded neighbourhood close to village centre and train station



General remarks

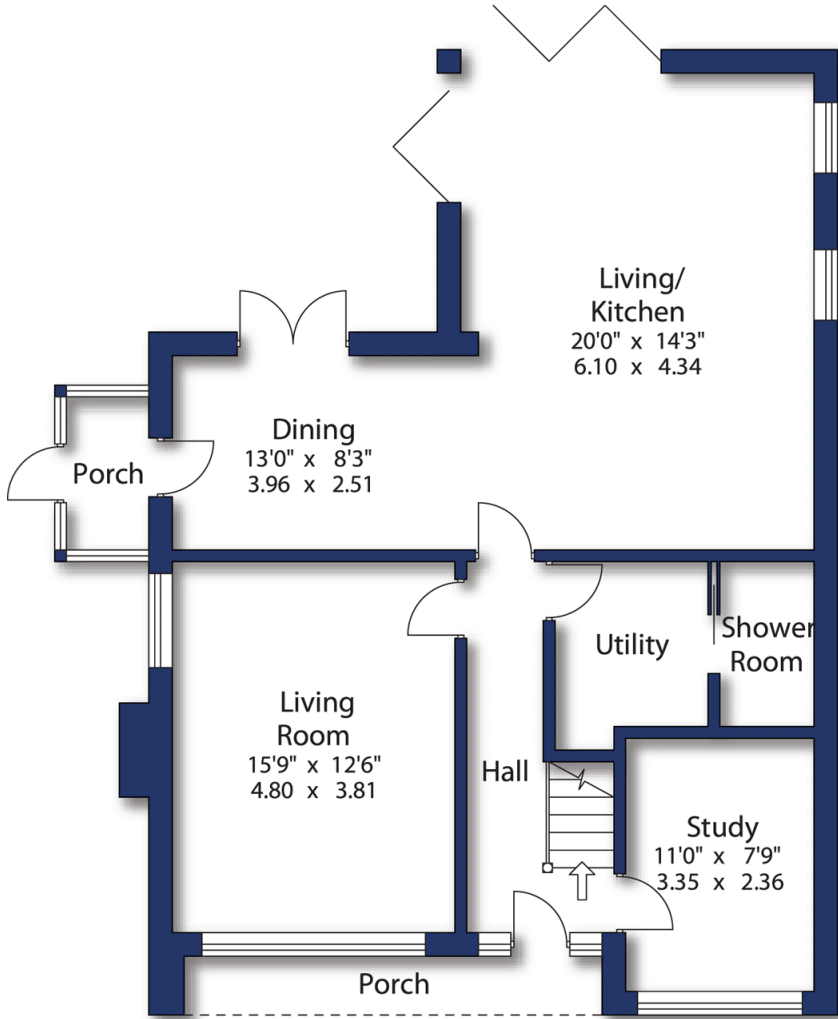
This is a fantastic opportunity to acquire a superb family home set within a generous plot on this highly desirable address within easy walking distance of the village centre. The generously proportioned accommodation, which has been thoughtfully extended, offers a most flexible layout that includes, on entering, a reception hall which has the stairs to the first floor, engineered oak flooring which continues throughout the ground floor. From the hall there is access to the living room which has a large window to the front elevation and a wood burning stove is set into a feature slate wall. There is also a study/snug to the front of the property. Proceeding along the hall there is access to the very useful utility room and downstairs WC.

To the rear of this lovely home is the most impressive sized living dining kitchen which also has engineered oak flooring. There are a wide range of contemporary wall, base and drawer units with white corian working surfaces over. Integrated appliances include electric oven, microwave, fridge and freezer, dishwasher, a range style oven with extractor over. There is also a sizeable central island which has space for seating under and a stainless-steel sink unit. The kitchen and living area have the benefit of full width bifolding doors to the rear elevation, overlooking and giving access to the rear garden. From the dining area there are double opening doors to the rear garden. There is also a handy boot room to the side of the property. To the first floor are the four generous size bedrooms and very good sized modern fitted bathroom.

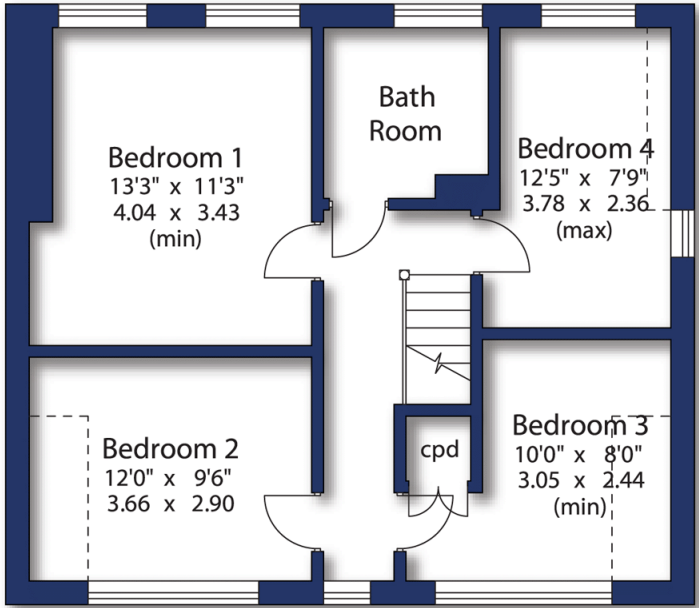
To the outside there is driveway parking at the front, an EV charging point along with a good size planted area with mature shrubs and bushes. At the rear there is a most generous Southerly facing lawned garden which effectively wraps around the property, To the immediate side of the property, a utility garden area has planning permission to further extend. A decked seating is immediately to the rear of the property along with a further raised patio both creating sociable outside entertaining space. The property also has the benefit of underfloor heating in the living kitchen and downstairs shower room, as well as cost saving solar panels.

Hall Drive forms part of a highly regarded residential neighbourhood of mature housing situated off Main Street and not too far from the village station. Burley in Wharfedale is a thriving village community which has a useful range of local shops, restaurants, inns, churches of several denominations, doctor's surgery and two primary schools. There are a variety of sporting and recreational facilities available within the village and pleasant walks to be enjoyed through the countryside surrounding Burley in Wharfedale. The neighbouring towns of Ilkley and Otley are less than five miles away and Leeds/Bradford International Airport is also readily accessible. The village is a popular location for commuters to Leeds/Bradford city centres to which regular rail services depart from Burley in Wharfedale station. Buses to surrounding towns are available from the village Main Street.

Floorplans



Ground Floor



First Floor

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