



Guide Price £585,000

- Attractive, detached family home on good sized plot
- Spacious, contemporary dining kitchen with French doors to garden
- Large sitting room and separate snug
- Master bedroom with en-suite, plus three further bedrooms
- Generous rear garden with lawn, resin seating areas and summer house
- Ample driveway parking

6 Greystone Close, Burley in Wharfedale

A four bedroom, detached family home with large, contemporary living kitchen, spacious sitting room and generous rear garden.

Estate Office, Station Road, Burley In
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6 Greystone Close, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7RS

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

General remarks

Enjoying a generous sized plot on this popular development within comfortable walking distance of the village centre and its amenities is this very smartly appointed, four bedroom, detached family home.

The accommodation is set over two floors and comprises, on the ground floor, a large entrance hall with a guest WC and staircase to the first floor. At the front of the property there is a good size lounge with a bay window.

An archway opens from the lounge on to the generous size dining kitchen which has an extensive range of wall, base and drawer units with working surfaces over. Integrated appliances include an oven, microwave, electric hob with extractor over, fridge and freezer. There is also a useful understairs pantry cupboard. A window overlooks the rear garden and double opening doors open onto the same. From the entrance hall at the front of the property, the garage has been cleverly converted into a snug / occasional bedroom with windows to the front and there is also a useful utility room.

On the first floor is a master bedroom and en-suite shower room. Three further bedrooms, two of which are doubles, share use of the modern house bathroom.

Externally, at the front, is a driveway which provides ample off street parking for a number of vehicles with hedged boundaries. The nicely proportioned and private rear garden is fence enclosed, has pleasant resin terraced seating areas, and is partly laid to lawn. A large summerhouse has power and light connected.

Long Meadows is a popular development on the northern edge of Burley in Wharfedale village yet remains close to the centre of this thriving village community. Burley in Wharfedale has a useful range of local shops, doctors' surgery, restaurants and inns. There are two primary

schools within the village and a variety of sporting and recreational facilities. Regular commuter rail services are available from Burley Station on Station Road to Leeds/Bradford city centre and Ilkley. There are pleasant walks to be enjoyed through the countryside surrounding the village and the towns of Ilkley, Otley and Guiseley are only a short drive away.

Directions

From our office on Station Road proceed down to the mini roundabout and turn right onto Main Street, follow this road along West Terrace and turn right into Far Mead Croft. Proceed along Far Mead Croft and then turn left into Greystone Close. The property is located on the right hand side adjoining the 'green'.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating.
- Driveway 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

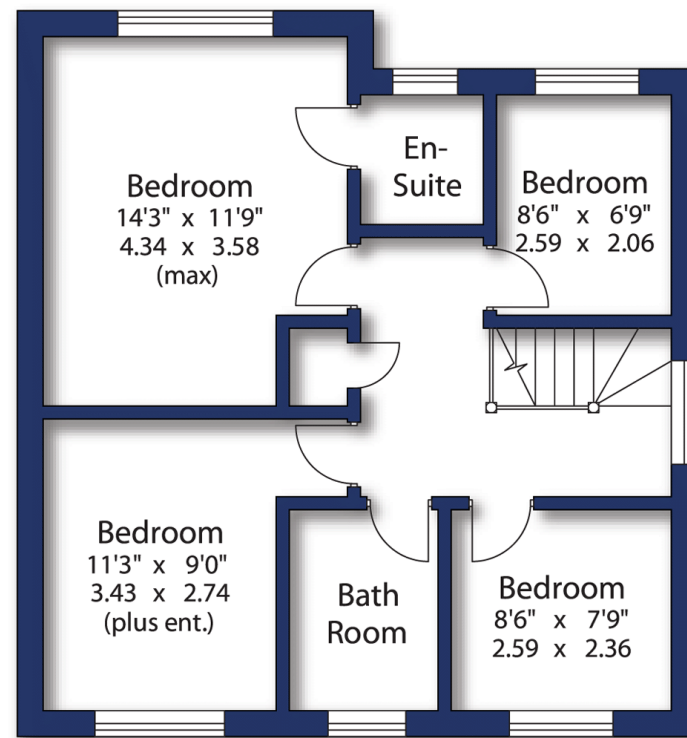
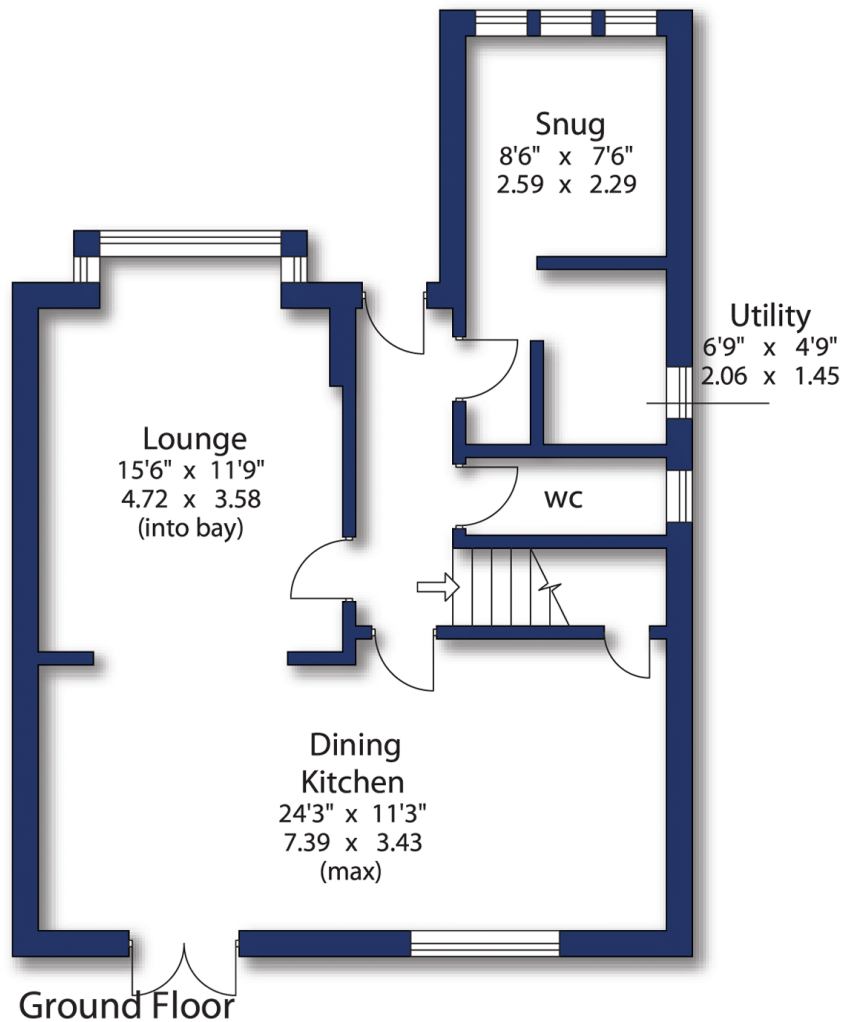
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral fees

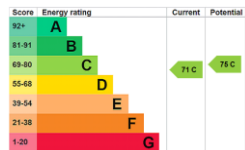
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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



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