Dacre, Son & Hartley
19 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



Guide Price £299,000

- Attractive family home in quiet cul-de-sac location
- Generous through lounge dining room with patio doors to the garden
- Galley style kitchen with a range of appliances and door to garden
- Two double bedrooms, third single bedroom and house bathroom
- Lawned gardens to front and rear
- Convenient location a short walk from the train station, both primary schools and village amenities

7 St Michaels Way, Burley In Wharfedale

A three bedroom family home enjoying a quiet cul-de-sac location conveniently positioned only a short walk from the train station and village amenities.

Estate Office, Station Road, Burley In Wharfedale, LS29 7ND
Tel: 01943 862131 Email: burley@dacres.co.uk
dacres.co.uk







7 St Michaels Way, Burley In Wharfedale, Ilkley, Bradford, LS29 7PP

Ilkley 4 miles, Leeds 13 miles, Harrogate 15 miles
(all distances approximate)

General remarks

The property offers well proportioned, three bedroom accommodation on this popular address. On the ground floor there is a generous size through lounge dining room with patio doors leading out to the rear garden. A galley style kitchen has a range of wall, base and drawer units with working surfaces over and a selection of integrated appliances.

On the first floor there are two double bedrooms, a single bedroom and a house bathroom.

Outside, the property has a lawned front garden and at the rear there is an enclosed garden which is laid to lawn with bushes and trees. The property is ideally located within the village, tucked away in this popular cul-de-sac location only a few minutes' walk from the train station with the many other village amenities within comfortable walking distance.

Burley in Wharfedale is a thriving village community in the heart of the Wharfe valley countryside, very popular with commuters to Leeds / Bradford city centres to which there are regular rail services from the village station. The village has a good range of local shops, a post office, doctors' surgery and a selection of restaurants and public houses. There are two primary schools within the village and a wide range of sporting and recreational facilities, as well as pleasant walks to be enjoyed through the surrounding countryside. The nearby towns of Ilkley, Otley and Guiseley provide a further range of shops, supermarkets and general amenities less than 5 miles away.

Directions

From our office on Station Road proceed up in the direction of the station. Take the fifth left turn onto Prospect Road, follow the road round a sharp bend and turn immediately right onto Elm Grove. Follow this round as it turns into St. Michaels Way and the property will be found on the left hand side and identified by our For Sale board.

what3words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- On street parking

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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.

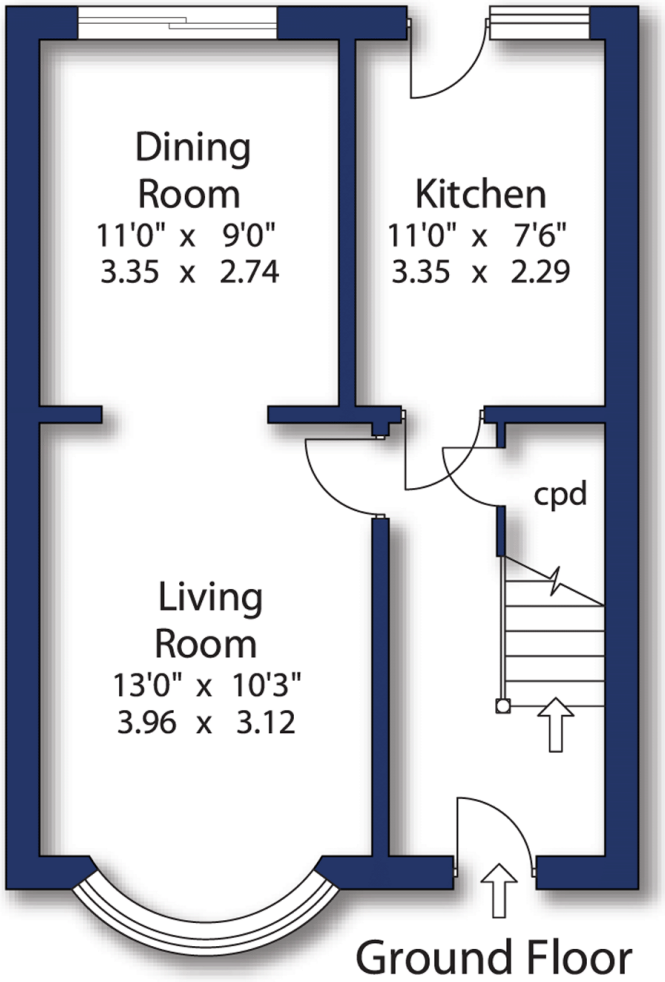
Referral fees

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. Dacres Ref: CSC250116

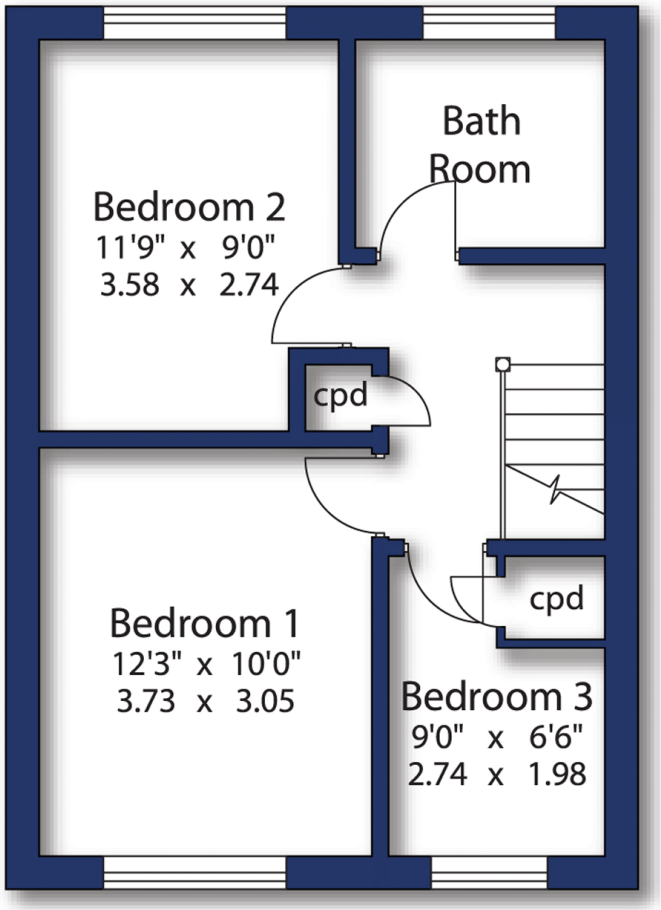




Floorplans

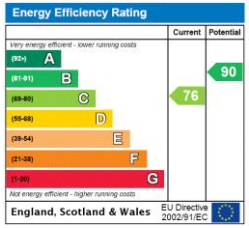


Ground Floor



First Floor

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Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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