



## Guide Price £285,000

- Elegant Edwardian building
- No onward chain
- Highly regarded Scalebor Park development
- First-floor apartment
- Spacious open-plan living
- High ceilings and tall sash windows
- Two double bedrooms
- En-suite shower room and separate bathroom
- Lovely parkland views and communal grounds
- One allocated parking space and visitor spaces

### 3 Jill Kilner Drive, Burley in Wharfedale, Ilkley

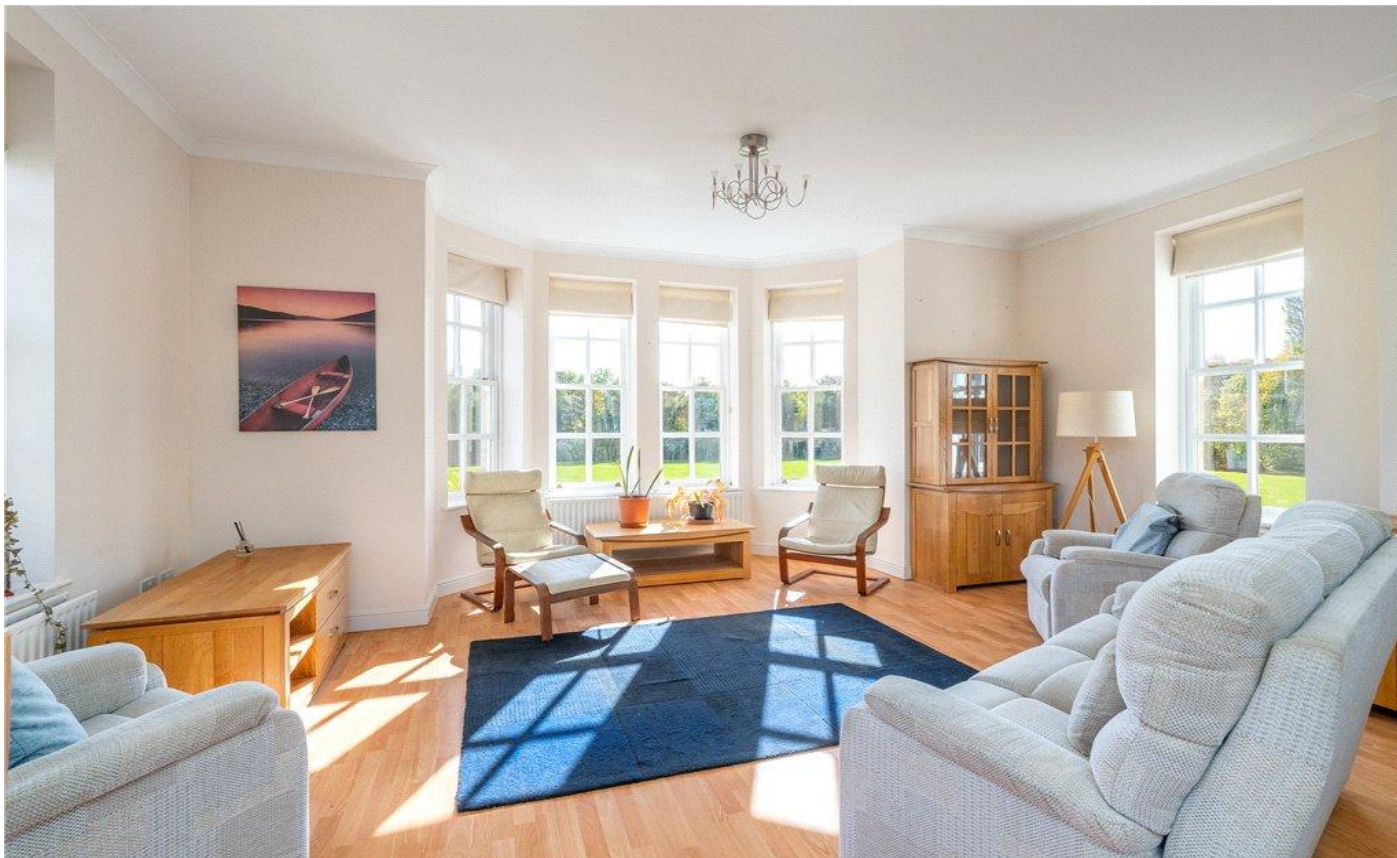
Available with no upward chain - a spacious and light-filled two-bedroom first-floor apartment within the highly regarded Scalebor Park development. Set in an elegant Edwardian building, the apartment combines attractive period features with generous open-plan living space and lovely parkland views. The property includes one allocated parking space, with visitor spaces available.

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

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**dacres.co.uk**   



## 3 Jill Kilner Drive, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7SQ

Leeds 14 miles, Skipton 15 miles, Harrogate 16 miles  
(all distances approximate)

### General Remarks

Forming part of an elegant Edwardian building converted into apartments in 2002, this attractive first-floor home enjoys generous proportions, high ceilings and tall sash windows, creating a bright and airy interior.

Accessed by stairs from the communal entrance, the apartment opens into a welcoming hallway with a deep storage cupboard. The impressive open-plan living, dining and kitchen area measures approximately 28' x 19'6" at its widest points, providing ample space for relaxing, dining and entertaining. A substantial bay window and further tall sash windows bring in plenty of natural light and make the most of the lovely views over the communal parkland.

The Shaker-style fitted kitchen offers a range of cupboards and integrated appliances, together with a breakfast bar and additional storage.

The principal double bedroom benefits from an en-suite shower room, fitted wardrobes and a walk-in wardrobe

cupboard. A second double bedroom provides space for family or guests and could also serve as a study. A separate bathroom completes the accommodation.

The property includes one allocated parking space, with visitor spaces also available. Residents share extensive communal grounds with mature trees and open lawns.

Burley in Wharfedale offers a range of everyday amenities, including local shops, pubs and restaurants, together with access to the surrounding countryside. The village railway station provides connections to Leeds and Bradford, while nearby Ilkley and Otley offer further shopping, leisure and recreational facilities.

## Directions

From our office on Station Road in the centre of Burley-in-Wharfedale, proceed up Station Road and underneath the railway bridge. After several hundred yards, turn right into the Scalebor Park development onto William Fison Rise. At the T-junction, turn left. The property will be found immediately on your left. What3words: eyebrows.immediate.panel

## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band is currently D

## Tenure, Services & Parking

- Leasehold
- Terms of Lease: 999 years from 1 January 2002
- Annual Ground Rent: £247
- Annual Service Charge: £3669.32
- All mains services installed with gas fired central heating
- One allocated parking space and visitor spaces available

## 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.

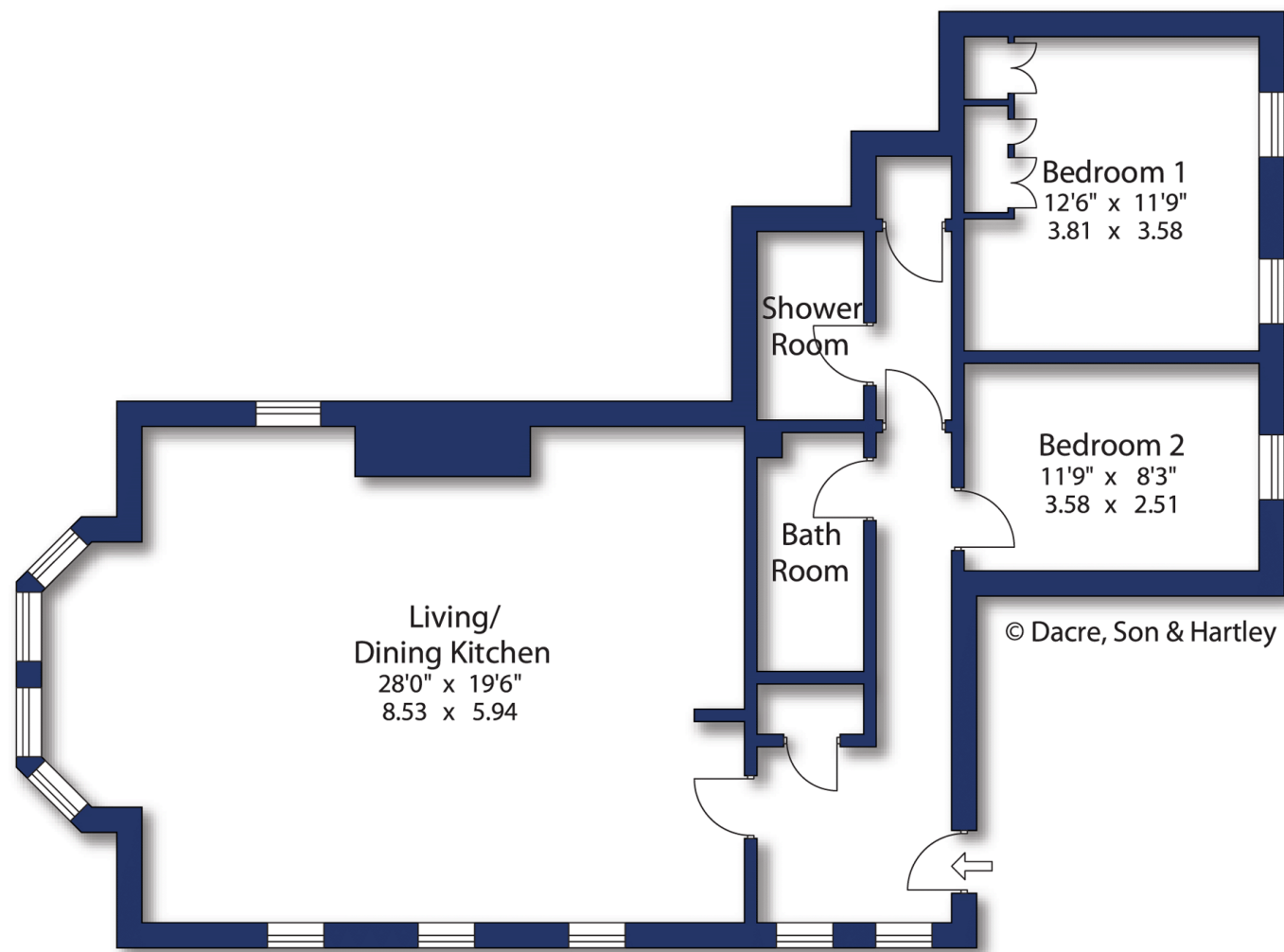
## Referral fees

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.

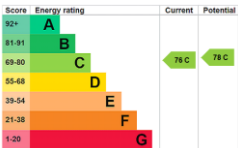
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Floorplans



First Floor



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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