



38 Main Street, Burley in Wharfedale

An exceptional, three bedroom, detached character house that is presented to a high standard throughout and provides a wonderful, deceptively spacious home in the very heart of the village.

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

Tel: 01943 862131

dacres.co.uk   



38 Main Street, Burley in Wharfedale, Ilkley, West Yorkshire,

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

Guide Price: £675,000

- Deceptively spacious & beautifully presented character home
- Superb open plan living dining kitchen with utility & guest wc off
- Cosy lounge with wood burning stove
- Purpose built home office
- Southerly facing gardens & allocated parking space



General remarks

This lovely property enjoys an elevated position and is set back from the Main Street by the large South facing front garden. It is beautifully presented and has been extended to the rear to provide a most deceptively spacious home which also has the benefit of a generous rear garden, angled to the side so also enjoying a Southerly aspect. There is also off road parking for one car.

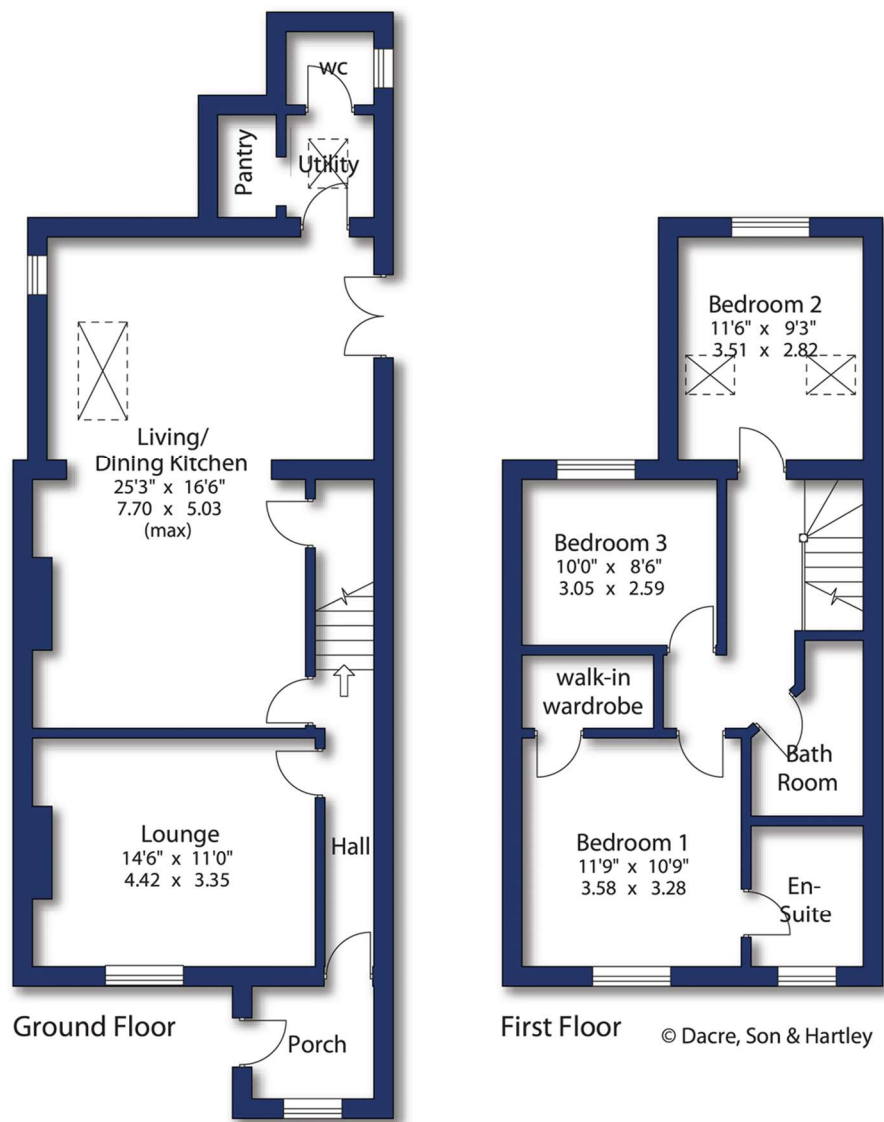
The accommodation comprises on the ground floor an entrance porch which leads into an entrance hall, both having ceramic tiled flooring. The entire ground floor has underfloor heating. The lounge has a large sash window to the front elevation and an original fireplace with a multi-fuel stove. To the rear is the superb open plan living dining kitchen with bespoke modern units, composite work surfaces and a large central island, along with a range of appliances including an induction range ILVE cooker, Quooker hot tap and Fisher & Paykel fridge freezer. Double French doors lead out to the rear garden. In the seating/dining area there is a lovely exposed stone chimney breast housing a multi-fuel stove. From the kitchen there is access to a useful utility room along with a walk-in pantry and guest WC.

On the first floor there are three double bedrooms with the master having an en suite shower room and a walk-in wardrobe. There is also a house bathroom.

Outside, the long front garden is predominantly laid to lawn with a paved seating area and stone wall boundaries. The rear garden also has a Southerly aspect and is laid to lawn with two pleasant seating areas and an open aspect beyond. At the rear of the garden, a is the home office (9'5" x 8'8") which has bi folding doors, power, heating, hardwired WiFi and a decked seating area to the front. A pedestrian gate gives access to the parking space.

The village of Burley in Wharfedale is to be found roughly mid-way between the local towns of Ilkley and Otley, surrounded by open countryside, but nevertheless well placed for the West Yorkshire business traveller. From the village's own railway station there are frequent services throughout the day to Ilkley, Leeds and Bradford. Burley retains a broad provision of everyday amenities including local shops, pubs/restaurants, churches of a number of denominations and two 'outstanding' primary schools.

Floorplans

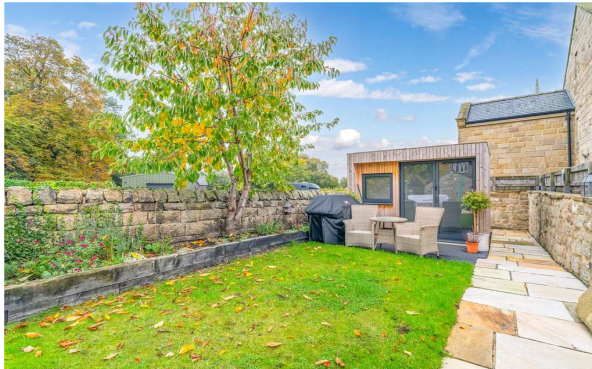


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Contact us



01943 862131



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Directions

From our office on Station Road, proceed down to the mini roundabout and turn right onto Main Street, follow the road over the next roundabout and the property will be found on the left, shortly after the Co Op and opposite a wooded area with stream.

What3Words rollover.person.headboard

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently E
- The property is located within a conservation area

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- One allocated parking space.

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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