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7 The Mews, Burley Court, Burley In Wharfedale

This spacious and immaculately presented Grade II listed, three-bedroom mews home forms part of the conversion of the attractive, original properties which served the grand Georgian property, Burley House. The house is set in a semi rural location on the edge of the village, yet within convenient walking distance of the local amenities.

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7 The Mews, Burley Court, Burley In Wharfedale, Ilkley, LS29 7DZ

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

Guide Price: £550,000

- Grade II listed mews house
- Three bedrooms
- Immaculately presented throughout
- Enclosed courtyard garden
- Two allocated parking spaces
- Semi rural setting yet convenient for village amenities
- Viewing highly recommended







General Remarks

This unique, three bedroom mews house is immaculately presented throughout with the highest quality fixtures and fittings. The deceptively spacious accommodation comprises, on the ground floor, a superb quality handmade bespoke kitchen dining room by Clarity Arts, with Corian working surfaces and a range of hand painted wall, base and drawer units providing ample storage space. Integrated appliances include a washer dryer, induction hob with extractor over and an electric oven. There is also an integrated fridge freezer. Double doors lead out to the courtyard garden.

Two steps lead down from the kitchen to the dual aspect living room, a light and airy space with a feature fireplace with electric stove as well as a characterful arched window and door leading to the communal cobbled courtyard at the rear.

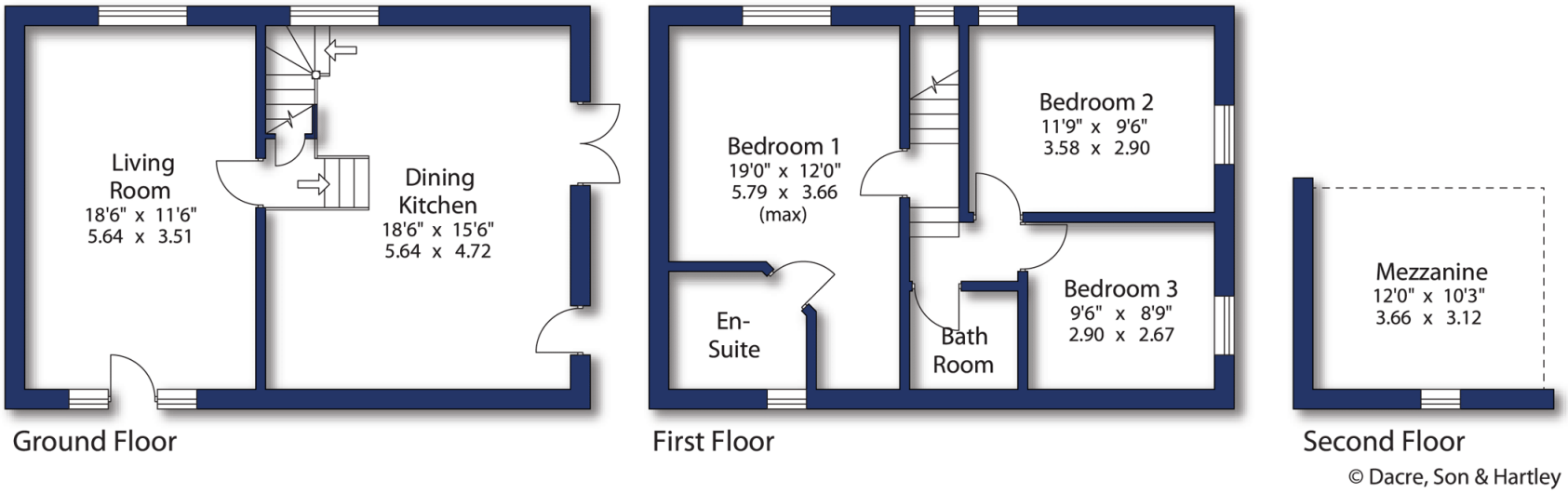
On the first floor is the master bedroom which has a dressing area, a superb en-suite and a high level mezzanine which offers the opportunity for a study area or dressing room. There are two further bedrooms, both sharing use of the house bathroom. Both bathrooms have underfloor heating.

Externally, there is a private courtyard garden to the front with planted borders and garden shed, enclosed by low stone walling and wrought iron detail. There are two allocated parking spaces nearby.

Viewing is highly recommended to fully appreciate this characterful and welcoming home.

Burley in Wharfedale has a useful range of local shops, doctors' surgery, restaurants and inns. There are two 'Outstanding' primary schools within the village and a variety of sporting and recreational facilities. For secondary education we have Ilkley Grammar School along with Prince Henry's Grammar School. Regular commuter rail services are available from Burley Station on Station Road to Leeds/Bradford city centres and the popular Spa town of 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.

Floorplans

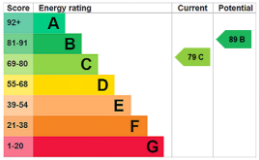


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Contact us

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Directions

From our office on Station Road in the centre of Burley-in-Wharfedale, turn right down Station Road and at the nearby roundabout turn right on to Main Street. Continue along Main Street through the heart of the village and past the CoOp on the left. The gates to Burley House are on the right hand side towards the top of the village. What3Words: albums.kind.goals

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold. There is a service charge for maintenance of the communal areas, with house owners being shareholders of the management company. The service charge for 2026 is £1,176.
- The property is a listed building and located within a conservation area
- All mains services are installed with gas fired central heating
- Two allocated parking spaces
- There is a right of access through communal grounds.

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