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8 Aireville Terrace, Burley in Wharfedale

Attractively positioned in the heart of the village, close to local amenities and within walking distance of the railway station with its Leeds and Bradford connections, this four storey home offers spacious family accommodation with an attractive garden to the rear.

Estate Office, Station Road, Burley In Wharfedale, Ilkley, LS29 7ND
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8 Aireville Terrace, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7JY

Skipton 13.5 miles, Harrogate 15.5 miles, Leeds 15 miles (all distances approximate)

Guide Price: £457,500

- Substantial four bedroom terraced home
- Living room with multi-fuel stove
- Spacious dining kitchen with separate laundry room
- Extensive basements with outdoor access
- Two bathrooms
- Garden to the rear
- Convenient central village location







General Remarks

The sale of 8 Aireville Terrace offers a wonderful opportunity to acquire an undeniably spacious and flexible family home – occupying an incredibly convenient location in the heart of this popular Wharfedale village, within comfortable walking distance of the railway station as well as central shops and primary schooling.

The accommodation retains the core character of the original building but is presented in a fresh modern style, providing a living room with square bay window as well as a dining kitchen with garden aspects to the ground floor.

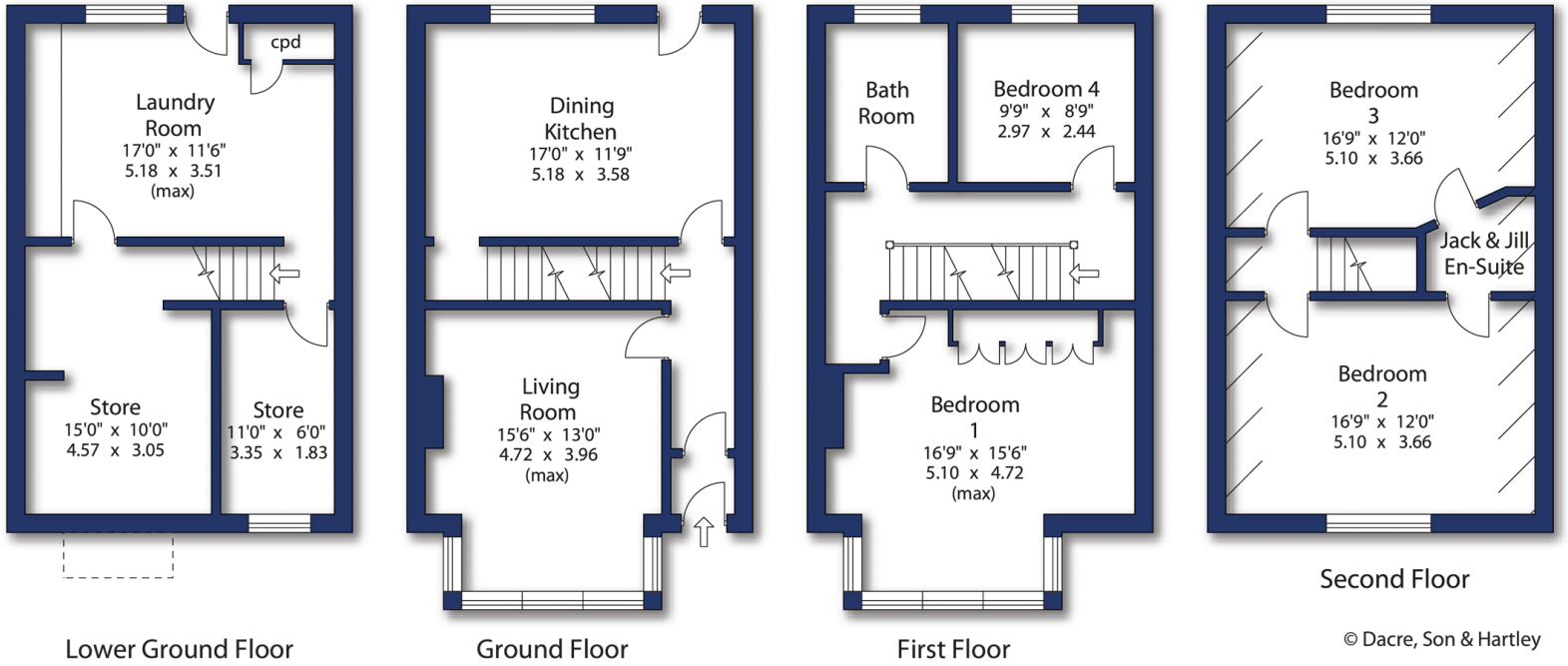
The four double bedrooms are set across the first and second floor, with the second floor bedrooms sharing use of a recently installed and contemporary Jack and Jill ensuite bathroom. All bedrooms enjoy interesting aspects across the village towards the moors and countryside beyond.

The flexibility of the accommodation is enhanced by the lower ground floor space which includes a couple of very useful store rooms, as well as a spacious laundry room that could be converted to provide additional reception or playroom space (subject to consents). Both the laundry room and kitchen have direct access to the rear garden which provides a very desirable amenity.

Burley in Wharfedale occupies a lovely setting amidst some of the region's finest open countryside and is just some 4 miles or so from the bustling spa town of Ilkley. The village retains a broad range of everyday amenities including sports clubs, bars/restaurants and everyday shops. For the commuter there are good road links with the region's business centres, and from the railway station there are frequent connections throughout the day into both Leeds and Bradford. The surrounding countryside offer many an opportunity for rural pursuits and breath-taking moorland and riverside walks.

Floorplans

Approx Gross Floor Area = 1918 Sq. Feet
= 178.1 Sq. Metres



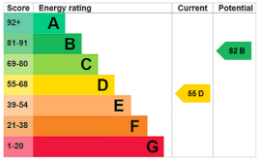
Lower Ground Floor | Ground Floor | First Floor | Second Floor

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Contact us

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Directions

From the mini roundabout at the foot of Station Road in the centre of the village, proceed towards the station and Aireville Terrace will be seen to the right-hand side after 100 yards or so, directly opposite the Parish Rooms. No. 8 is indicated by a Dacre, Son & Hartley for sale board.

What3Words: remarried.rapid.films

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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