DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



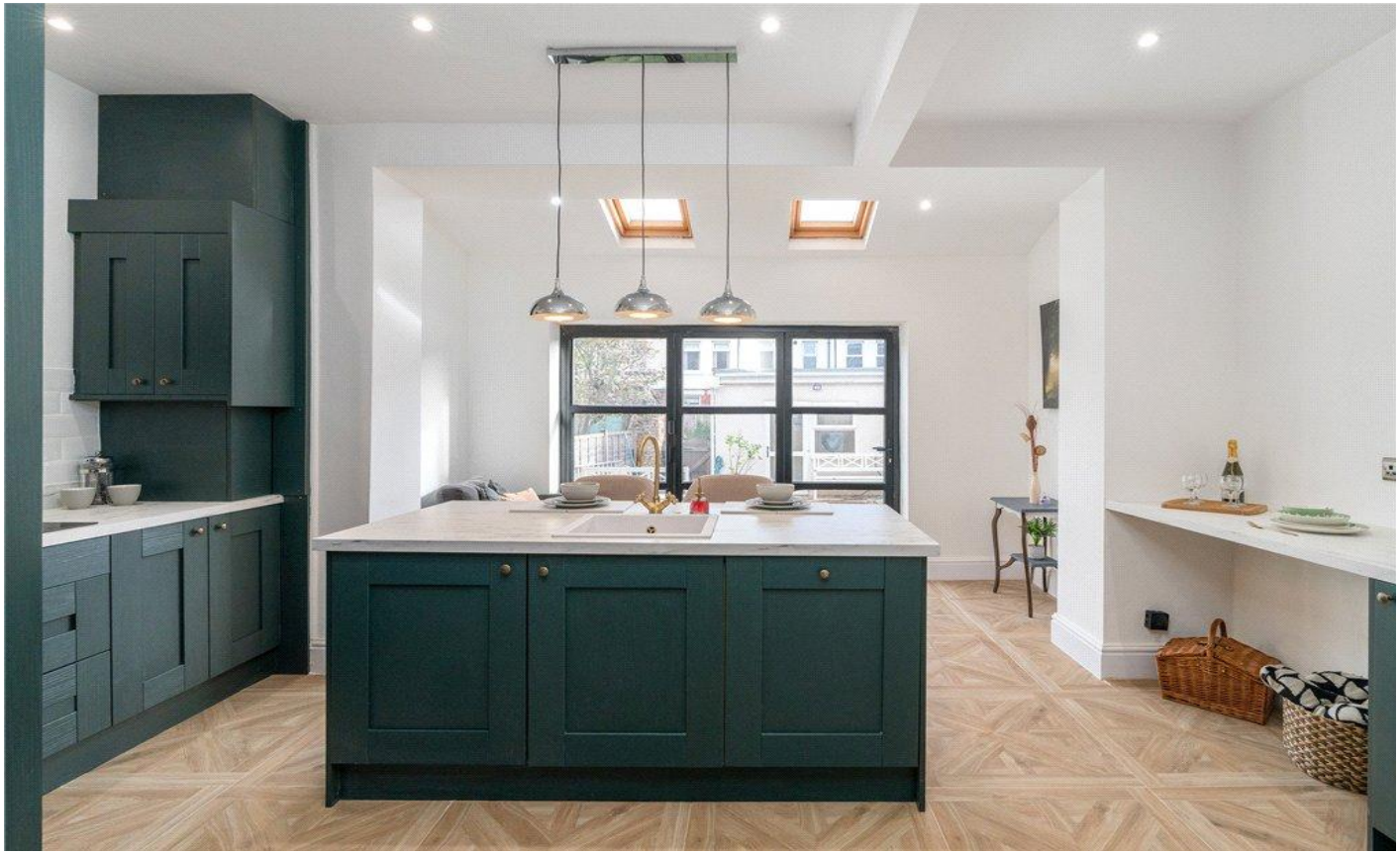
Guide Price £395,000

- Superb character property in excellent location
- Recently renovated and extended
- Contemporary living dining kitchen with bi-fold doors to garden
- Light and airy lounge
- Spacious master bedroom
- Two further bedrooms and contemporary shower room
- Useful attic room
- Outside store/utility or potential home office
- Gardens to front and rear

15 Lawn Road, Burley in Wharfedale

A beautifully presented and extended three bedroom home that has been remodelled and renovated to an excellent standard throughout and must be viewed to fully appreciate the accommodation on offer. This home also has the advantage of having both front and rear gardens with occasional off street parking space if required to the rear.

Estate Office, Station Road, Burley In Wharfedale, Ilkley, LS29 7ND
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15 Lawn Road, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7EU

Bradford 10.5 miles, Leeds 13.5 miles, Harrogate 14.5 miles (all distances approximate)

General Remarks

The property has undergone a complete renovation with the addition of an extension to the ground floor creating an impressive open plan living space along with a converted loft room.

This attractive accommodation, combined with front and good sized rear garden in this central village location, make this a most appealing home that is ready to move in to.

The accommodation in brief includes to the ground floor an entrance hall with stairs to the first floor, a light and airy lounge. To the rear of the property is a large open plan living dining kitchen area with central island unit, high specification kitchen with a range of wall, base and drawer units, integrated oven, hob and extractor. Bi-fold doors open to the rear garden and two velux windows afford this area a good deal of natural light. To the first floor, a central landing gives access to the contemporary house shower room and three bedrooms. From the landing there is access via a retractable loft ladder to the very useful attic room which has alcove shelving and a velux window.

To the outside, at the front there is a small front garden whilst to the rear is a larger garden which is laid to lawn with a paved Indian stone patio area. There is also a very useful outside store which could be used as a utility room/home office.

Lawn Road forms part of a popular residential neighbourhood of street housing close to the centre of this thriving village community. Burley in Wharfedale has a good range of local shops, post office, doctors' and dentists' surgeries, restaurants and inns. There are two 'Outstanding' primary schools within the village and a variety of sporting and recreational facilities, as well as pleasant walks to be enjoyed through the countryside surrounding the village. The towns of Ilkley and Otley with their wider range of supermarkets, shops and amenities are less than four miles distant.

Directions

From our offices on Station Road in the centre of Burley in Wharfedale village, proceed up Station Road towards the village railway station and take the first left into Grange Road. Continue down Grange Road passing the cricket ground on the right hand side. Lawn Road is the third turning on the right and the property will be found on the left, identified by our For Sale board.

What3words: shampoo.rumble.taller

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- On street parking
- The property is located within the Burley in Wharfedale conservation area

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.

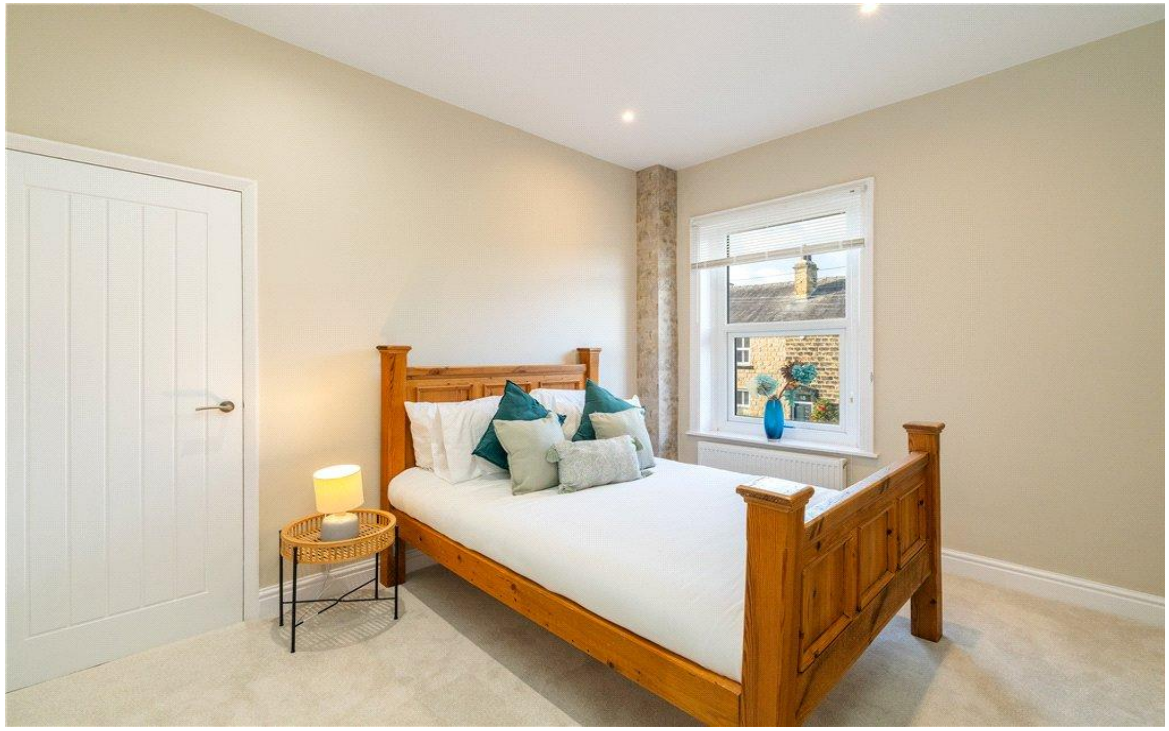
Buyer Anti Money Laundering Checks

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

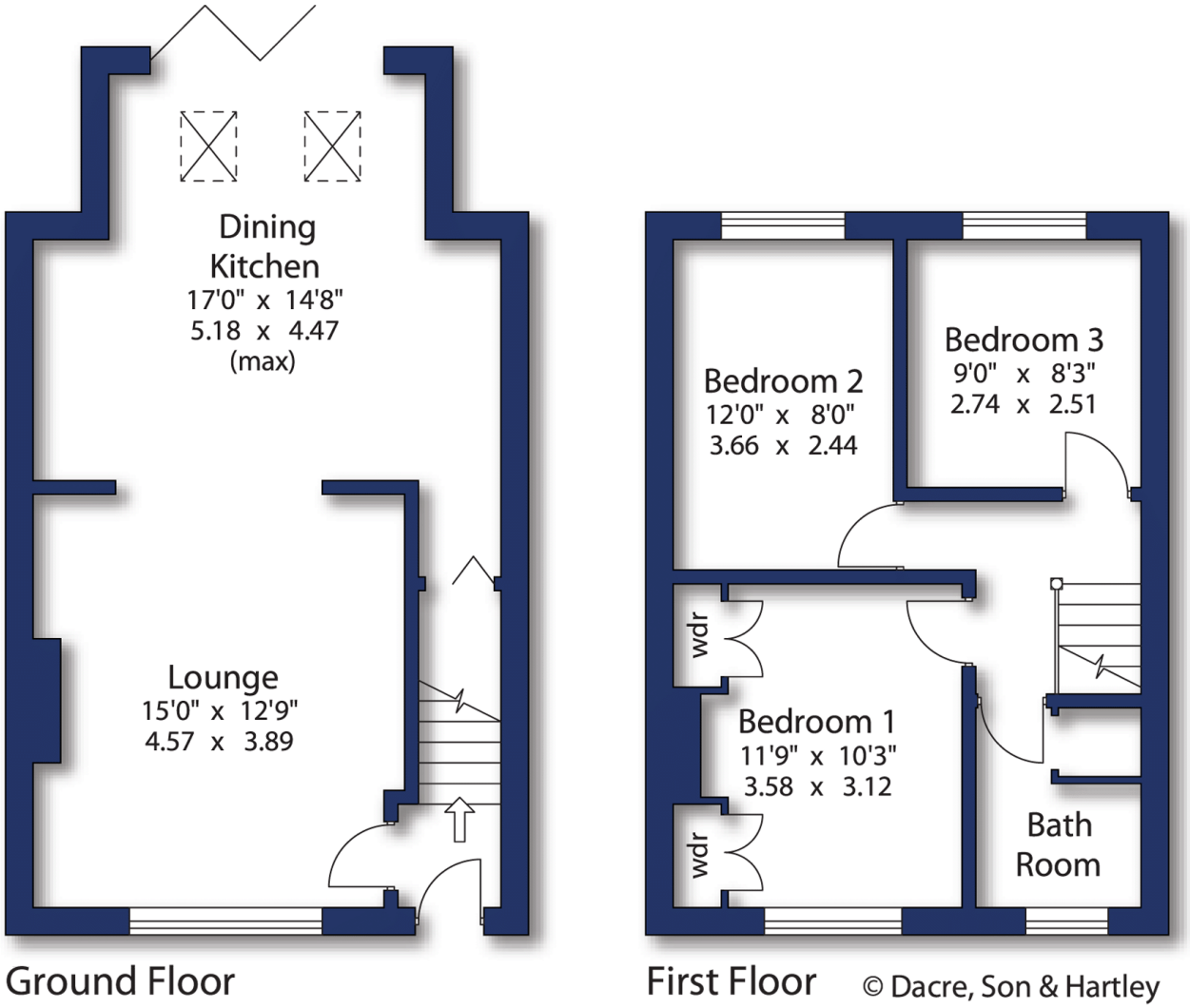
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

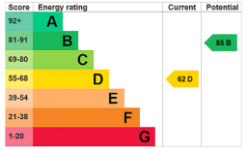
Dacres Ref: BUR260118





Floorplans





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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