DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Starting Bid: £210,000

- For Sale by Auction – T&C's apply
- Subject to Reserve Price
- Buyers' fees apply
- Characterful stone built cottage
- Generous dining kitchen
- Useful cellar rooms
- Enclosed, easily managed rear garden
- No onward chain

44 Sun Lane, Burley in Wharfedale, Ilkley

A two bedroom stone built character home with no upward chain, enjoying an excellent central village location featuring two bedrooms, dining kitchen, useful storage cellar, rear garden. In need of general updating and currently vacant.

Estate Office, Station Road, Burley In Wharfedale, Ilkley, LS29 7ND
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dacres.co.uk







44 Sun Lane, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7JB

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

General remarks

For sale by auction, with no onward chain, a traditional stone built terraced cottage set in the heart of this sought after village that provides spacious and versatile two bedroom accommodation set over three floors.

On the ground floor an entrance door leads into a good sized living room with a wood burning stove set into the chimney breast and a window to the front elevation. The separate dining kitchen is at the rear of the property and has a range of wall, base and drawer units with working surfaces over, space for a free standing cooker. A rear door leads out to the garden. From the kitchen there are steps down to a pair of basement rooms providing very useful storage. On the first floor there are two generously proportioned bedrooms, the master having built in wardrobes, along with a house bathroom. The property enjoys a most convenient location and has the added benefit of a good size rear garden

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Directions

From our office on Station Road, proceed down to the mini roundabout and turn left onto Main Street. Follow the road round and take the left turn onto Sun Lane just after Jake Wright's Landrover site. The property will be found on the right hand side and identified by our For Sale board. What3words spruced.belong.deliver

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is located within a conservation area.
- A path runs along the rear of the terrace with right of access for the seven properties in the terrace.
- All mains services are installed. Gas fired-central heating.

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

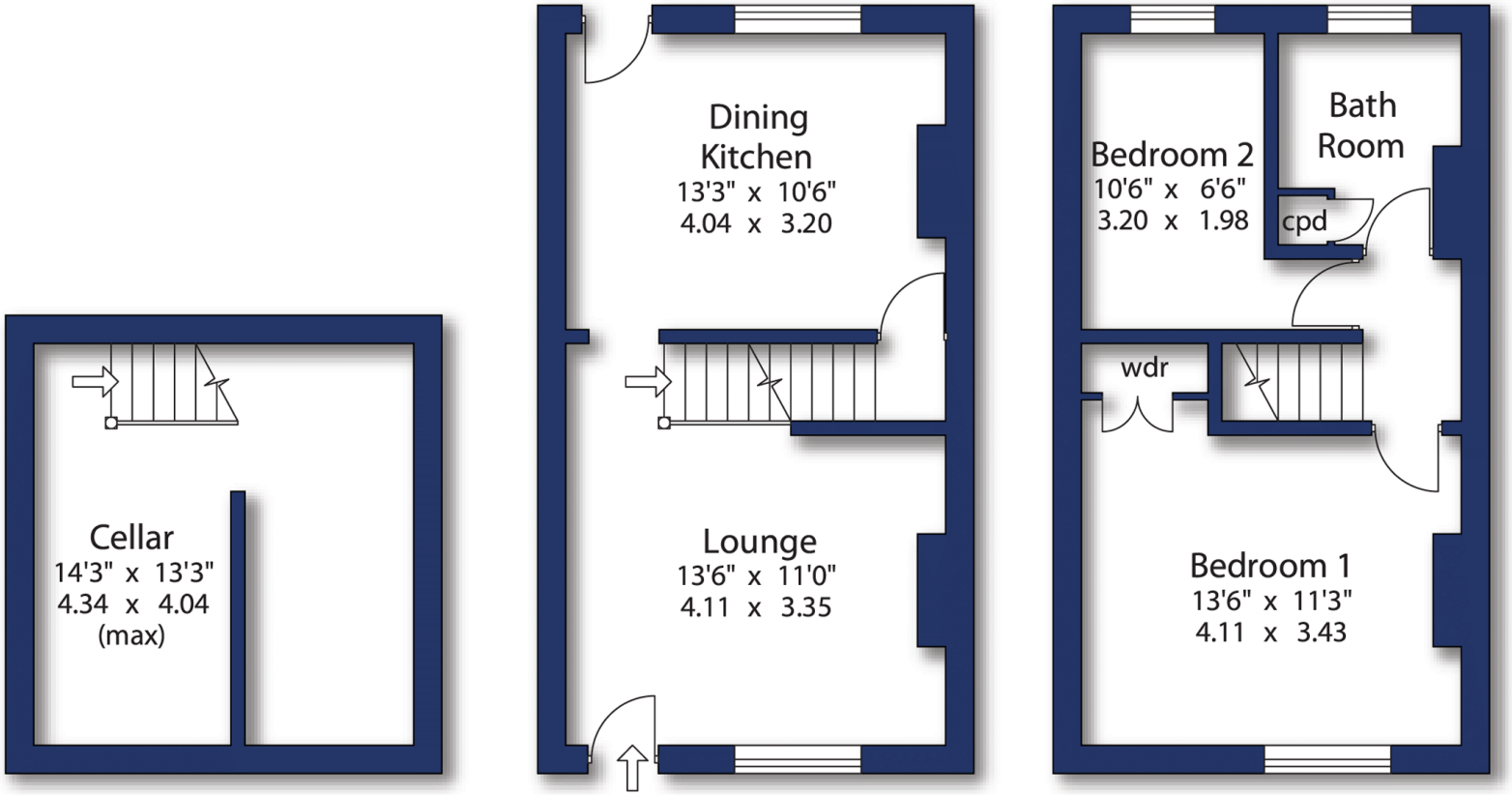
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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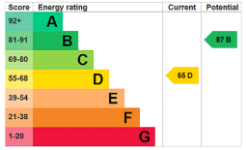




Floorplans



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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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