DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £145,000

- One bedroom ground floor flat
- Convenient location
- Recently updated
- No upward chain
- Kitchen with integrated appliances
- Pleasant sitting room
- Double bedroom
- Useful outside store and seating area

50 West View Avenue, Burley in Wharfedale, Ilkley

Conveniently situated, this smartly presented ground floor flat provides an easily managed one bedroom home in this popular village community.

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







50 West View Avenue, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7LF

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

General remarks

Pleasantly situated and readily accessible to the village centre this ground floor purpose-built apartment provides a smartly presented easily managed one bedroom home which will appeal to young or old alike or indeed possibly an investor. Having recently been redecorated and the addition of new floor coverings, the property has its' own ground floor entrance. The accommodation comprises an entrance hall with two large storage cupboards, sitting room, double bedroom, kitchen with integrated appliances and a modern bathroom.
There is a paved seating area at the rear of the property and a separate useful outside store.

Set in the magnificent countryside of the Wharfe valley the village of Burley In Wharfedale enjoys a lovely setting between the towns of Ilkley and Otley and is ideal for commuters to Leeds / Bradford city centres to which regular rail services are available from Burley In Wharfedale railway station. The village retains a good range of local shops, a post office, chemist, doctors' surgery, public houses and restaurants. There are two primary schools within the village and a variety of sporting and recreational facilities as well as many pleasant walks to be enjoyed through the surrounding countryside. The neighbouring towns of Ilkley and Otley provide a wide range of shops, supermarkets and general amenities less than five miles distance.

Directions

From our office on Station Road proceed down to the mini roundabout and turn left onto Main Street. After a short while take the left turn onto Sun Lane and at the T-Junction turn left onto West View Road. Turn right onto West View Avenue and proceed towards the end of the road which bears left. The property will be seen on the right hand side.
What3words league.flexibly.fairy

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- The tenure of the property is leasehold with the balance of a 125 year lease from 20th January 1990.
- The current service charge is £485 per annum.
- Electricity and water mains services are installed.
- 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

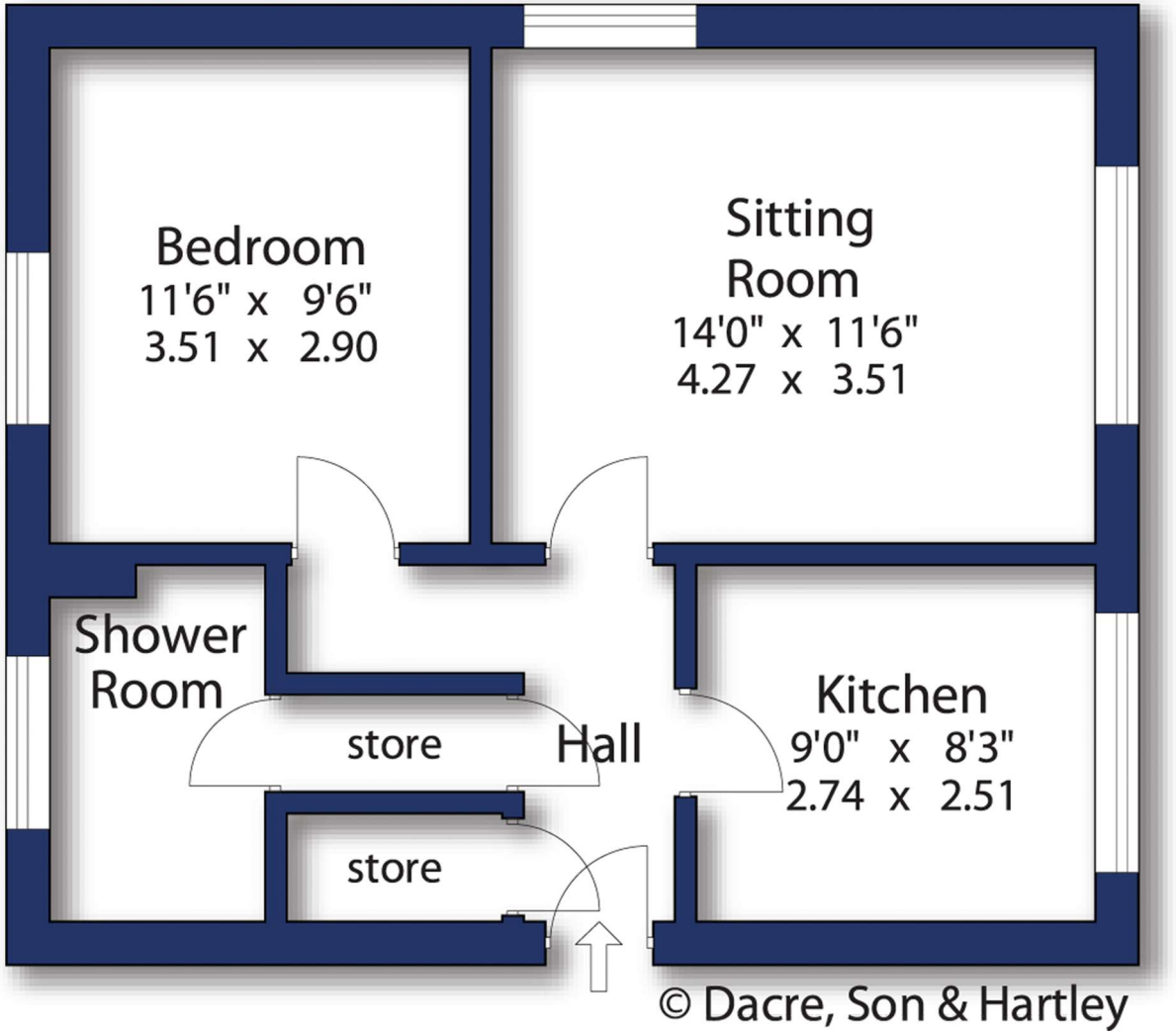
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: BUR230014





Floorplans





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