



Guide Price £180,000

- Attractive, two bedroom apartment
- Excellent location in the heart of the village
- South facing sitting room, a light and airy living space
- Modern kitchen and bathroom
- Plenty of storage
- Residents parking
- No onward chain

16 Wharfe Court, Main Street, Burley in Wharfedale

A light and airy two bedroom first floor apartment in a most convenient central village location offered with no upward chain.

Estate Office, Station Road, Burley In Wharfedale,
Ilkley, LS29 7ND

Tel: 01943 862131

Email: burley@dacres.co.uk



16 Wharfe Court, Main Street, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7DT

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

General remarks

A very well presented first floor, two bedroom apartment with personal entrance within close proximity to the amenities found on Burley's Main Street.

The light and airy accommodation comprises a good sized lounge, a modern kitchen with a range of wall, base and drawer units. There are two bedrooms, the master being a generous size with fitted wardrobes and drawers and both bedrooms have use of the contemporary shower room.

Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley providing a good range of local shops, post office, doctors surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. A commuter rail service to Leeds/Bradford city centres and Ilkley is available from the village train station. There are many delightful walks to be had through the

surrounding countryside and the famous Ilkley Moors, and the Yorkshire Dales National Park are only a short drive away.

Directions

From our office on Station Road, proceed down to the roundabout and turn right onto Main Street. Follow the road straight ahead at the next roundabout. Wharfe Court will be on the right hand side just before the turning onto Back Lane.

What3words: hers.polices.cure

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold with the balance of a 125 year lease from 12th May 1990
- Ground rent of £10 per annum
- The current service charge is £320 per annum
- The property is located within the Burley in Wharfedale conservation area
- Gas, electricity and water mains services are installed.
- Residents 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 £26.10 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.

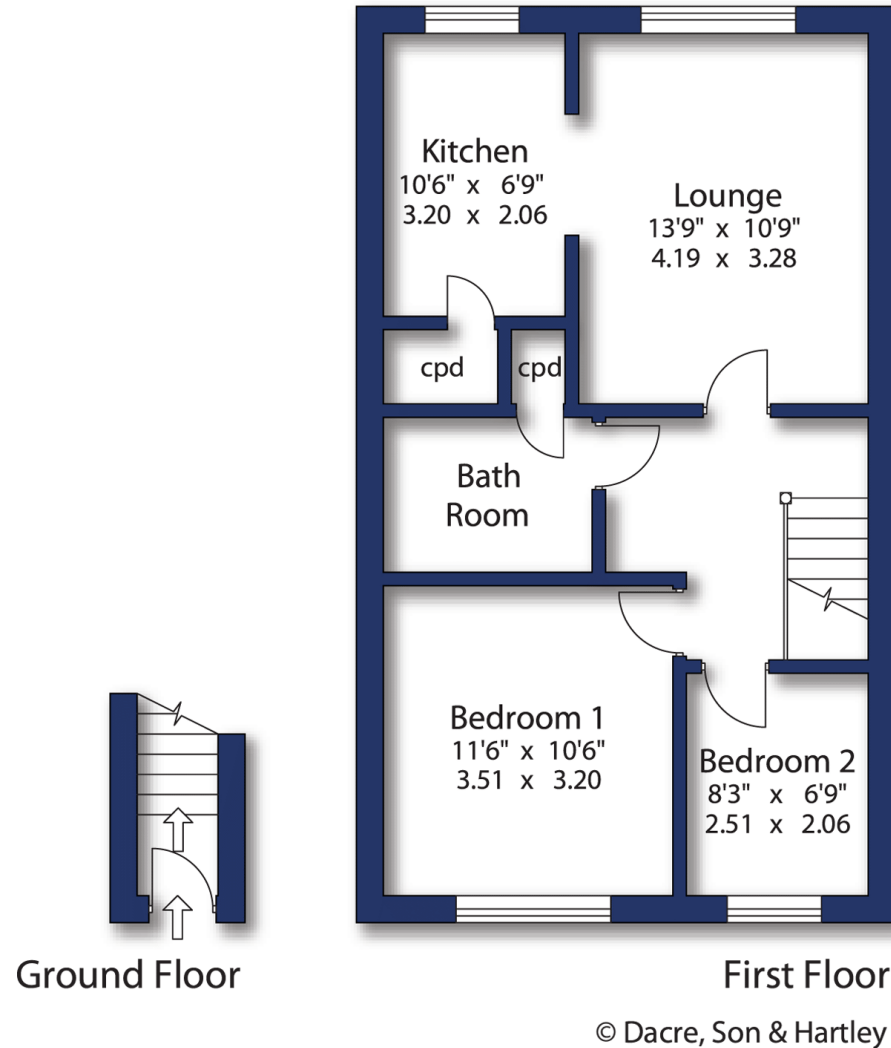
Referral fees

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: BUR250096



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.

Contact us



01943 862131



burley@dacres.co.uk