



Guide Price £460,000

- Detached bungalow in convenient village location
- Potential to further extend (subject to usual consents)
- Most generously proportioned
- 25' Lounge and separate dining room
- Large kitchen
- Two double bedrooms and bathroom
- Stairs to useful attic room
- Generous plot, garage and driveway parking
- No onward chain

70 Hall Drive, Burley in Wharfedale

A rare opportunity to acquire a most generously proportioned, two bedroom bungalow with the advantage of a useful attic room, set within level gardens on this very popular and conveniently located address in the centre of Burley in Wharfedale. Offered with no onward chain.

Estate Office, Station Road, Burley In Wharfedale, LS29 7ND
Tel: 01943 862131 Email: burley@dacres.co.uk



70 Hall Drive, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7LP

Ilkley 4 miles, Leeds 14, Harrogate 15 miles
(all distances approximate)

General remarks

With the potential to further extend the accommodation, subject to any necessary consents, is this detached bungalow in this highly desirable location.

In brief, the accommodation includes an entrance porch leading into an inner hall with a staircase leading to the first floor and a useful understairs storage cupboard. A door leads into the most generous size lounge which is over 25 feet in length, has windows to the front elevation and double glazed sliding patio doors to the side. At the rear of the property is the equally generous kitchen which has a range of wall, base and drawer units with working surfaces over, double oven and gas hob. The dining room is also at the rear of the property with a window overlooking the garden. On the ground floor there are also two double bedrooms and a house bathroom. On the first floor the attic room has a large dormer window to the front elevation and a useful store.

To the outside, the property enjoys a good sized, largely level plot with driveway providing off street parking and access to the single garage. The gardens are mainly paved and wrap around the entire property.

Hall Drive is situated at the end of Southfield Road in a popular residential neighbourhood readily accessible to the village centre which provides a useful range of local shops, restaurants, doctor's surgery, general amenities, and a variety of sporting and recreational facilities. There are also two 'Ofsted outstanding' Primary Schools. Burley in Wharfedale railway station is situated on nearby Station Road from which there are regular rail services to Leeds / Bradford city centres and Ilkley.

Directions

From our office in Station Road proceed up Station Road towards the railway station but turn right beforehand into Southfield Road. Proceed to the end of Southfield Road and the property will be straight ahead of you and identified by Dacre, Son & Hartley's For Sale board.
what3words ratchets.droid.confidently

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Garage and driveway 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.

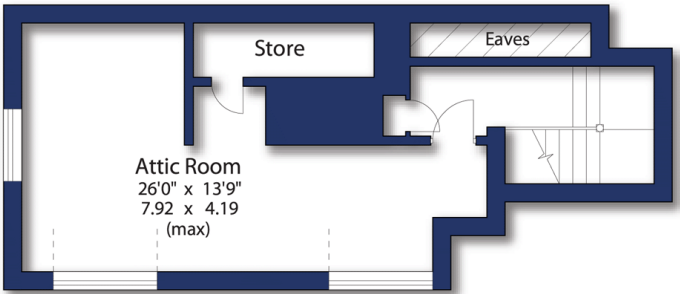
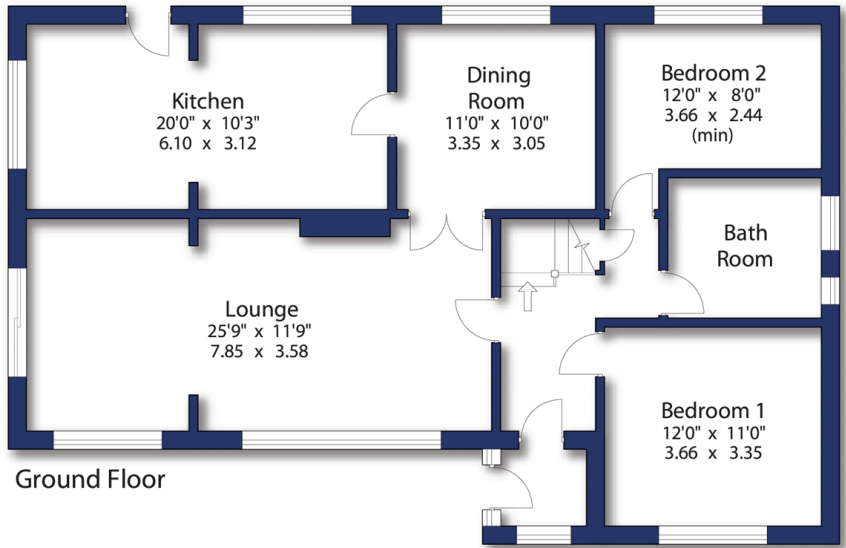
Referral fees

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: BUR150003

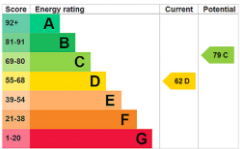


Floorplans



© Dacre, Son & Hartley

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