



**4 Mill View, Burley In Wharfedale, LS29 7RW**  
**Asking Price Of £445,000**







**A BEAUTIFULLY PRESENTED AND THOUGHTFULLY EXTENDED DETACHED FAMILY HOME, PROVIDING EXCELLENT FOUR BEDROOMED ACCOMMODATION WITH A LAWNED WEST FACING REAR GARDEN**

Situated within a peaceful cul de sac which forms part of a highly regarded neighbourhood located close to Burley in Wharfedale village centre, 4 Mill View is a spacious four bedroomed home. With solid oak internal doors throughout, the ground floor comprises an entrance porch and hallway, sitting room with adjoining dining area, conservatory, well appointed breakfast kitchen, utility room, cloakroom and a versatile family room. The first floor features an impressive master bedroom with vaulted ceiling, second bedroom with en suite facilities, further double bedroom and a single bedroom / study and a bathroom. To the front of the property is a tarmac and gravelled driveway whilst to the rear is a lovely west facing garden.

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. An excellent rail service to both Leeds and Bradford city centres and the nearby town of Ilkley is also available from the village station. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moors whilst the Yorkshire Dales National Park is only a short drive away.

The accommodation has **GAS FIRED CENTRAL HEATING** and **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:-

**GROUND FLOOR**

**ENTRANCE PORCH** With a laminate wood floor, exposed stone wall and window to the front elevation. A glazed oak door leads to the inner entrance hall.





**SITTING ROOM** 13' 4" x 13' 3" (4.06m x 4.04m) Featuring a gas fire with stone surround and hearth. Useful under stairs cupboard. Window to the front elevation.

An archway leads to:-

**DINING AREA** 9' 3" x 7' 9" (2.82m x 2.36m) Having a glazed door providing access to:-

**CONSERVATORY** 9' 7" x 8' 0" (2.92m x 2.44m) With laminate wood flooring with underfloor heating. French doors provide access to the west facing rear garden.

**BREAKFAST KITCHEN** 12' 3" x 9' 1" (3.73m x 2.77m) Well appointed and comprising a good range of base and wall units with co-ordinating work surfaces, concealed lighting and tiled splashback. Appliances include a Lamona oven with four ring ceramic hob and cooker hood over, integrated fridge and space for an additional appliance. Recessed spotlights and a window to the rear elevation.

**FAMILY ROOM** 17' 2" x 8' 5" (5.23m x 2.57m) A lovely light and airy family room with a generous window to the front elevation and additional window to the side. Recessed spot lights

**UTILITY ROOM** 5' 0" x 4' 11" (1.52m x 1.5m) With plumbing for an automatic washing machine and space for a dryer. Wall mounted gas fired central heating boiler.

**CLOAKROOM** Comprising a hand wash basin set within vanity unit and a low suite wc. Window to the rear elevation.

**FIRST FLOOR**      **MASTER BEDROOM** 22' 9" x 8' 4" Max (6.93m x 2.54m) This impressive bedroom features exposed beams and has a lovely dual aspect with windows to both the front and rear elevations. This bedroom has the potential to accommodate a dressing area and a second en suite shower room.

**BEDROOM TWO** 9' 3" x 8' 9" (Plus Entry Recess) (2.82m x 2.67m) Including recessed wardrobes. Window to the front elevation.

**EN SUITE SHOWER ROOM** Smartly presented and comprising a walk-in shower with glass door, hand wash basin set within vanity unit and a low suite wc. Recessed spotlights. Window to the side elevation.

**BEDROOM THREE** 10' 0" x 8' 8" (3.05m x 2.64m) A further double bedroom with a window to the rear elevation.

**BEDROOM FOUR / STUDY** 7' 5" x 5' 10" (2.26m x 1.78m) Including a useful recessed wardrobe. Window to the front elevation.

**BATHROOM** Including a Jacuzzi bath with shower attachment, walk-in shower with sliding glass door, hand wash basin and a low suite wc. Heated towel rail. Recessed spotlights. Window to the rear elevation.

**LANDING** The current owners have added a skylight which brings natural light through to the landing. Linen cupboard with heated towel rail. Loft hatch provides access to the roof void.

**OUTSIDE**      **GARDEN** To the rear of the property is a principally lawned west facing garden with bark and gravel border. Garden shed. Additional gravelled seating area.

**DRIVEWAY** To the front of the property is a tarmac and gravelled driveway providing off street parking for two cars.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**TENURE** We understand the property is Freehold.

**LOCATION** From the mini roundabout at the junction of Station Road and Main Street in the village centre proceed in an eastwards direction and take the first turning left into Long Meadows. Mill View is the fourth turning on the right hand side after about 300 metres.





**4 MILL VIEW**

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 744755)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	79
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

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**Dale Eddison**

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