



**Hill Crescent, Burley in Wharfedale**  
Offers Over £485,000





# 18 Hill Crescent

## Burley in Wharfedale

### LS29 7QG

**AN ENTIRELY RENOVATED AND THOUGHTFULLY DESIGNED SEMI DETACHED PROPERTY PROVIDING HIGH QUALITY ACCOMMODATION OCCUPYING A GENEROUS PLOT WITH GARDENS TO THE FRONT AND REAR, GARAGE AND AMPLE OFF STREET PARKING**

Nestled within a peaceful and secluded residential area on the edge of the village, this property has been meticulously re-configured by the current owner and now offers flexible accommodation arranged over two floors. The ground floor comprises a reception hall leading to an impressive dining kitchen with adjoining utility room, sitting room, snug / double bedroom, a further double bedroom and a high quality bathroom. The first floor features an excellent master bedroom with en suite and Juliet balcony, landing / study area and a further double bedroom with en suite and Juliet balcony. To the front is a lawned garden with paved area whilst to the rear is a lovely lawned garden with decked seating area accessed via bi-folding doors. Detached garage and driveway.



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

**RECEPTION HALL** 19' 0" x 6' 9" (5.79m x 2.06m) Accessed via a composite door. High quality wood flooring and recessed LED spotlights and a pair of glazed oak doors lead to:

**DINING KITCHEN** 19' 11" Max x 18' 10" Max (6.07m x 5.74m) A fantastic kitchen with bi-folding doors providing direct access to the rear garden and comprising an extensive range of high quality base and wall units with co-ordinating work surfaces and splashback, one and a half bowl moulded sink with mixer tap. Integrated appliances include a Bosch oven and grill, Kenwood dishwasher, fridge freezer and a four ring induction hob with sunken extractor fan. A sizeable island unit with breakfast bar and contemporary light fitting over. Recessed spotlights.

**UTILITY ROOM** 6' 2" x 5' 9" (1.88m x 1.75m) Including a base unit with co-ordinating work surface and stainless steel sink with mixer tap. Window to the side elevation. Wall mounted Vokera gas fired central heating boiler.

**SITTING ROOM** 12' 3" x 11' 4" (3.73m x 3.45m) With recessed LED spotlights and a window to the front elevation.

**BEDROOM THREE** 11' 9" x 9' 0" (3.58m x 2.74m) With recessed LED spotlights. Window to the front elevation.

**SNUG / BEDROOM FOUR** 11' 11" x 8' 9" (3.63m x 2.67m) With recessed LED spotlights. Window to the side elevation.

**BATHROOM** An extremely well appointed bathroom comprising a P shaped bath with rainfall shower over and glass screen, hand wash basin set within vanity unit and low suite wc. Heated towel rail and an LED backlit mirror. Contemporary wall mounted cabinet and recessed LED spotlights. Window to the side elevation.

## FIRST FLOOR

**LANDING / STUDY AREA** 13' 1" x 7' 2" (3.99m x 2.18m) With an abundance of natural light via a velux window, the landing provides an excellent study space with plenty of room for a desk.

**MASTER BEDROOM** 21' 5" x 12' 0" (6.53m x 3.66m) A fantastic bedroom featuring French doors opening to a Juliet balcony. Useful under eaves store cupboard and recessed LED lighting.

**EN SUITE SHOWER ROOM** Comprising a walk-in shower with rainfall shower head and folding glass door, hand wash basin and a low suite wc. Heated towel rail and a window to the rear elevation.

**BEDROOM TWO** 20' 10" x 8' 11" (6.35m x 2.72m) A further double bedroom having French doors opening onto a Juliet balcony. Under eaves store cupboard and recessed LED spotlights. Velux window.

**EN SUITE SHOWER ROOM** Comprising a walk-in shower with rainfall shower head and folding glass door, hand wash basin and a low suite wc. Heated towel rail and a window to the rear elevation.

## OUTSIDE

**GARAGE** 19' 10" x 10' 0" (6.05m x 3.05m) Accessed via folding timber doors. Light and power. Driveway to the front of the garage.

**GARDEN** To the front is a lawned garden with characterful circular paved area. To the rear is an elevated decked seating area accessed via the bi-folding doors from the dining kitchen. A lawned area and additional paved seating area.

**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.



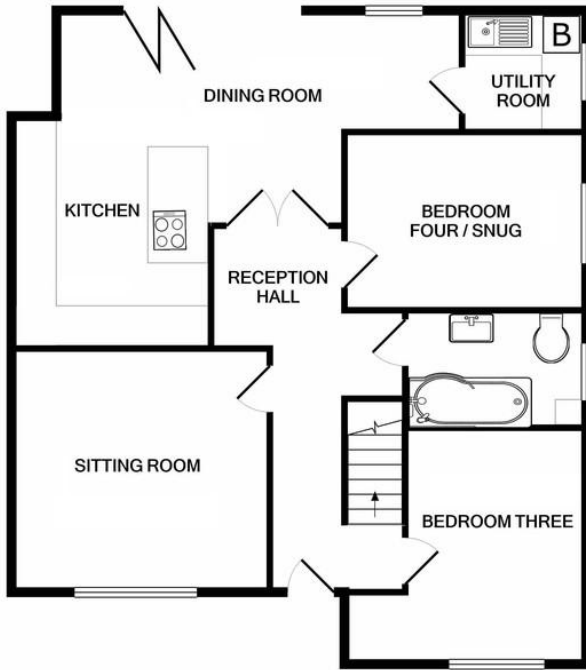
**TENURE** We understand the property is Freehold.

**LOCATION** In the centre of Burley in Wharfedale from the mini roundabout at the junction of Station Road and Main Street proceed along Main Street in an eastwards direction passing Queens Hall and St Marys Church. At the roundabout turn right into Bradford Road. Continue for approximately a quarter of a mile, passing the Catholic Church on the right hand side and take the second turning right into Menston Old Lane. Hill Crescent is then the second turning on the right hand side and number 18 can be found on the right and will be marked by a Dale Eddison for sale board.

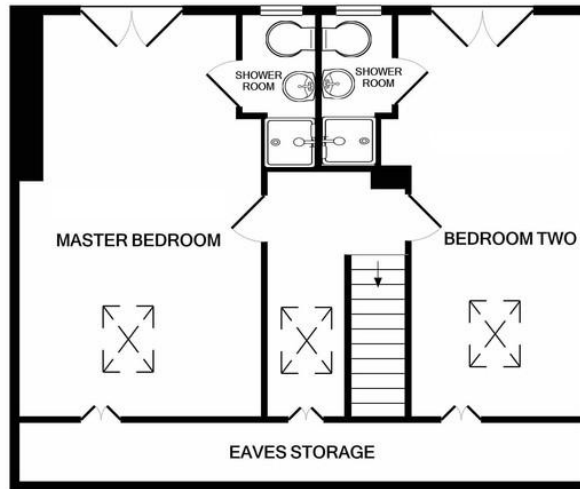
**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a 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.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





GROUND FLOOR



FIRST FLOOR

## 18 HILL CRESCENT

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64	81

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	80

**Dale Eddison**

**ILKLEY OFFICE**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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