



16 Midge Hall Close, Burley In Wharfedale, LS29 7NW
Asking Price Of £185,000

Dale
Eddison



A SMARTLY PRESENTED FIRST FLOOR APARTMENT OCCUPYING AN ENVIABLE AND QUIET CUL DE SAC SETTING AND HAVING A LARGE AND PRIVATE ENCLOSED WEST FACING LANDSCAPED GARDEN

Occupying a very pleasant setting at the head of a quiet cul de sac, this impressive first floor apartment provides smartly presented and well proportioned accommodation. The property is approached by its own private entrance and incorporates a spacious central hallway, a sitting room, fitted kitchen, two double bedrooms and a bathroom with a modern white suite. A particular feature is the large enclosed and landscaped west facing garden which enjoys a high degree of privacy.

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 VESTIBULE Accessed from the side of the building and having a ceramic tiled floor and a double glazed entrance door.

FIRST FLOOR

HALLWAY 15' 3" x 5' 1" (4.65m x 1.55m) With a double glazed door opening onto a balcony. Ceramic tiled floor and moulded ceiling cornice. Cupboard housing the wall mounted gas fired central heating boiler.

SITTING ROOM 14' 6" x 12' 2" (4.42m x 3.71m) With a decorative fireplace, ceramic tiled floor and moulded ceiling cornice.

KITCHEN 14' 9" x 8' 7" (4.5m x 2.62m) With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant working surfaces with a tiled surround. Electric cooker with extractor hood over. Plumbing for both a dishwasher and automatic washing machine. Space for a fridge freezer.

BEDROOM 14' 0" x 8' 8" (To rear of wardrobe) (4.27m x 2.64m) With a mirror fronted wardrobe. Laminate floor.

BEDROOM 14' 9" x 8' 8" (4.5m x 2.64m) With recessed book shelves. Laminate floor and moulded ceiling cornice.

BATHROOM With a modern white suite comprising a panelled bath with a shower over, low suite wc and wash basin. Chrome heated towel rail. Ceramic tiling to the floor and walls.

OUTSIDE

BRICK BUILT OUTHOUSE

GARDEN To the rear of this block of apartments is a large landscaped garden for the exclusive use of the residents of number 16. The garden includes a paved area and large patio. There is an extensive decked area with a pergola over, which leads onto a particularly generous and enclosed long garden.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

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.

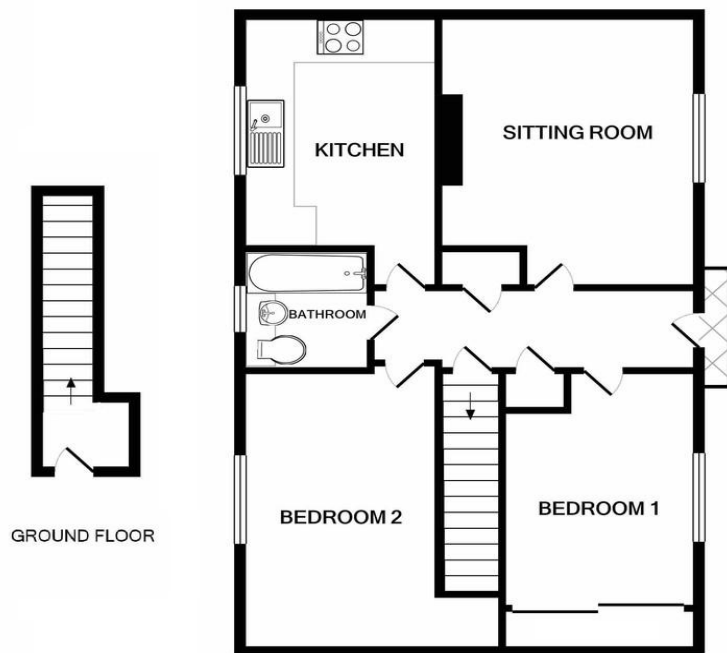
TENURE Leasehold for a term of 125 years from 2014. The annual ground rent is £10 per annum. We are advised that the current service charge for 2021 is approximately £160.

LOCATION From the mini roundabout at the junction of Main Street and Station Road proceed up Station Road and take the fourth turning on the right into Langford Road. Proceed towards the end of Langford Road. Midge Hall Close is located on the left hand side.

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.

FINANCIAL SERVICES Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.





GROUND FLOOR

FIRST FLOOR

16 Midge Hall Close

Approximate gross internal floor area
66 sqm / 710.4 sq ft

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	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.