



Mansfield Road, Burley In Wharfedale
Asking Price Of £395,000



4a Mansfield Road

Burley In Wharfedale

LS29 7LQ

A DELIGHTFUL DETACHED HOME OCCUPYING A LOVELY SETTING WITHIN A HIGHLY REGARDED PART OF BURLEY IN WHARFEDALE, PROVIDING EXCELLENT THREE BEDROOMED ACCOMMODATION

With a beautiful west facing rear garden, ample off street parking and a single garage, 4a Mansfield Road is set within a deep plot which provides scope to extend. The ground floor accommodation comprises an entrance hall with cloakroom, sitting room, spacious living / dining room and a breakfast kitchen. The first floor features two double bedrooms, a further bedroom and a bathroom. This charming detached home enjoys a beautiful westerly aspect and a lovely outlook towards the Moor.

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 HALL 17' 11" x 6' 1" (5.46m x 1.85m) An inviting entrance hall with ceiling coving. Useful under stairs store cupboard. Window to the side elevation.



CLOAKROOM Comprising a hand wash basin and a low suite wc. Window to the side elevation.

SITTING ROOM 17' 11" x 11' 8" (5.46m x 3.56m) A spacious reception room featuring a gas fire with marble surround and hearth. Ceiling coving. Bow window to the front elevation and two additional windows to the side elevation.

LIVING / DINING ROOM 21' 7" x 9' 1" (6.58m x 2.77m) A generous and versatile reception room with ceiling coving. Sliding doors provide direct access to the rear garden.

BREAKFAST KITCHEN 21' 4" x 8' 9" (6.5m x 2.67m) Comprising a good range of base and wall units with co-ordinating work surfaces and tiled splashback. Appliances include an AEG oven, microwave oven and four ring gas hob with cooker hood over. Plumbing for a dishwasher and automatic washing machine. Space for a fridge freezer. Window to the rear elevation. Door to the side elevation.

FIRST FLOOR

LANDING With a useful linen cupboard housing the hot water cylinder. Access to the roof void. Window to the side elevation.

BEDROOM ONE 15' 3" x 11' 3" (4.65m x 3.43m) A spacious double bedroom featuring a good range of fitted wardrobes with co-ordinating bedside cabinets, over-head store cupboards and matching dressing table. Window to the rear elevation having a lovely outlook over the rear garden and towards the Moor beyond.

BEDROOM TWO 14' 4" x 9' 2" (4.37m x 2.79m) (Plus Entry Recess). A further double bedroom with fitted wardrobes, bedside cabinets and drawers. Window to the front elevation.

BEDROOM THREE 11' 0" x 8' 8" (3.35m x 2.64m) With a window to the front elevation.

BATHROOM 8' 5" x 7' 5" (2.57m x 2.26m) Comprising a bath, shower cubicle with glass door, hand wash basin and a low suite wc. Window to the rear elevation.

OUTSIDE

GARAGE 16' 7" x 9' 10" (5.05m x 3m) Accessed via an up and over door. Light, power and water. Gas fired Baxi central heating boiler. To the front of the garage is a driveway providing off-street parking for two cars.

GARDEN To the front of the property is a low maintenance slate garden area bordered by a stone wall. To the rear of the property is a charming west facing garden with a mixture of mature flower beds and vegetable area. A manicured lawn area, greenhouse and garden shed.

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.

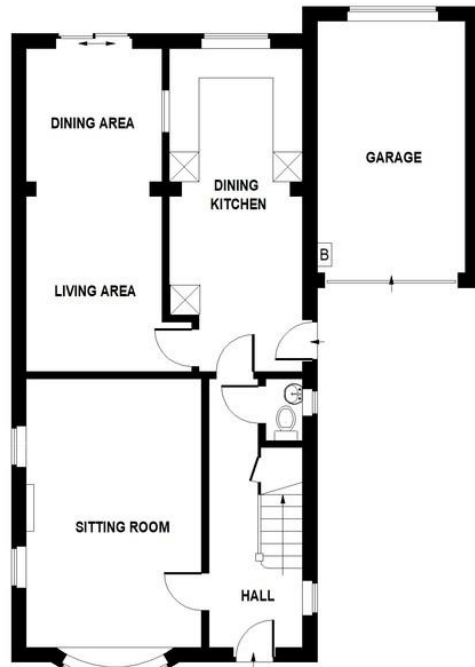
TENURE We understand the property is Freehold.

LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre, proceed along Main Street in a westwards direction towards Ilkley. After approximately 400 metres bear left into Sun Lane. Mansfield Road is the second turning on the left hand side and number 4A can be found towards the bottom of the road on the right hand side.

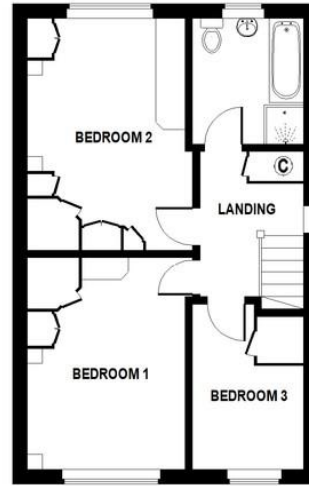
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed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

4A MANSFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 119.9 SQ M / 1291 SQ FT
 GARAGE = 15.3 SQ M / 165 SQ FT
 TOTAL = 135.2 SQ M / 1456 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. (ID 802762)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(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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ILKLEY OFFICE

15 The Grove
 Ilkley
 LS29 9LW
01943 817642
ilkley@daleeddison.co.uk

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.