



**Norwood Avenue, Burley In Wharfedale**  
Asking Price Of £160,000





# 27 Norwood Avenue

## Burley In Wharfedale

### LS29 7EG

**A WELL PROPORTIONED GROUND FLOOR PURPOSE BUILT APARTMENT OFFERING SPACIOUS TWO BEDROOMED ACCOMMODATION WITH PRIVATE GARDENS TO BOTH THE FRONT AND REAR**

Located within a short level walk of numerous village amenities, this ground floor apartment provides smartly presented accommodation which would now benefit from modernisation. Enjoying a ground floor private entrance, the property incorporates a spacious hallway, sitting room, kitchen, two bedrooms and a bathroom. The apartment benefits from the exclusive use of an enclosed and principally lawned front garden and rear garden, with the addition of an external store.



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 ELECTRIC STORAGE HEATING and DOUBLE GLAZING and with approximate room sizes, comprises:-

#### **GROUND FLOOR**

**PRIVATE ENTRANCE HALL** 15' 1" x 5' 1" (4.6m x 1.55m)  
Accessed via a part-glazed entrance door. Cupboard housing the hot water cylinder and cupboard housing the electrics.



**SITTING ROOM** 14' 1" x 11' 11" Max (4.29m x 3.63m)

A generous sitting room with a large window to the front elevation overlooking the well maintained garden. Gas fire with stone hearth and surround. Door opening into:

**KITCHEN** 13' 1" x 8' 7" (3.99m x 2.62m) Comprising a range of base and wall units with coordinating work surfaces and a stainless steel sink. Freestanding appliances include a gas cooker and Hotpoint fridge. Useful pantry cupboard. Window and door to the rear elevation, leading out to the rear garden.

**BEDROOM ONE** 14' 4" x 8' 7" (4.37m x 2.62m) A double bedroom with a range of fitted wardrobes and a window to the rear elevation. Recessed storage cupboard.

**BEDROOM TWO** 14' 2" x 8' 7" Max (4.32m x 2.62m) With a window to the front elevation and a recessed storage cupboard.

**BATHROOM** 6' 3" x 5' 7" (1.91m x 1.7m) Comprising a panelled bath, pedestal hand wash basin and low suite wc, Part tiling to the walls and a window to the rear elevation.

**OUTSIDE**

**EXTERNAL STORE** 7' 6" x 6' 3" (2.29m x 1.91m) There is an external store exclusively for the use of 27 Norwood Avenue which is located in the rear garden.

**GARDENS** To the front of the property is an enclosed, principally lawned garden with flower beds and a flagged patio. To the rear of the property is a lawned garden with shrub borders.

**TENURE** We understand the property is Leasehold with the balance of a 125 year lease from 1st July 1989. We are awaiting confirmation of the ground rent from our client.

**SERVICE CHARGE** We are advised the current service charge is £219.36 per annum.

**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.

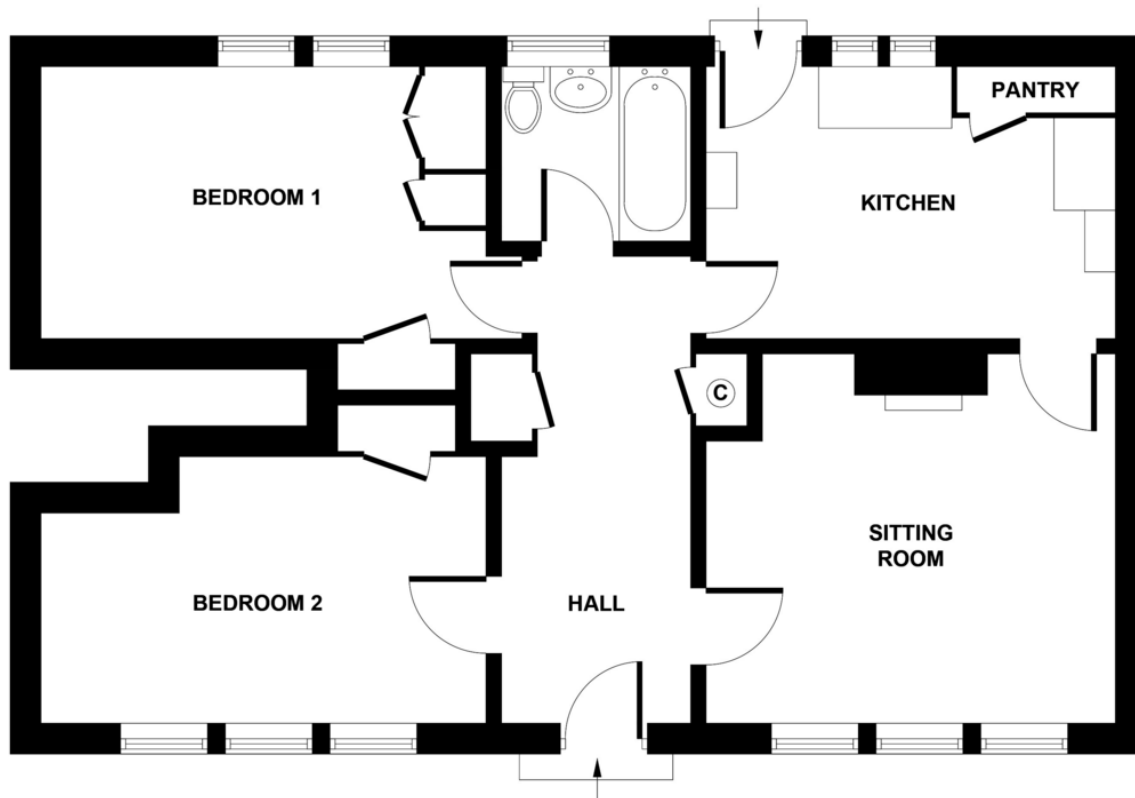
**LOCATION** From the mini roundabout at the junction of Station Road and Main Street proceed up Station Road and after about 500 metres turn left into Langford Lane. Continue down Langford Lane passing Burley Oaks Primary School on the right hand side and as the road bears left into Norwood Avenue, 27 Norwood Avenue can be found 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.







## 27 NORWOOD AVENUE

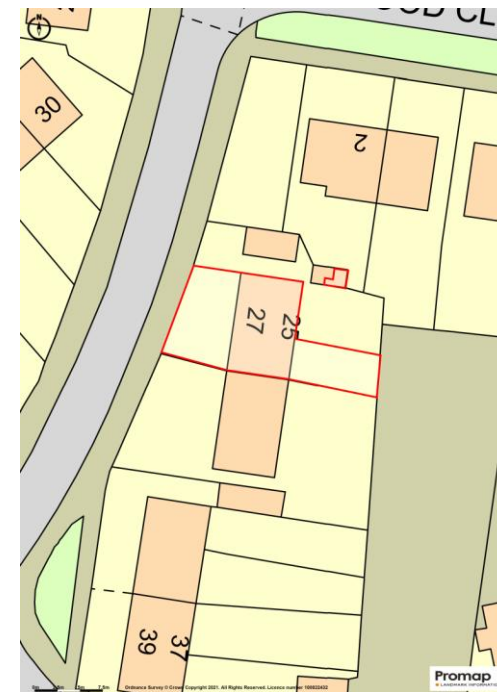
APPROXIMATE GROSS INTERNAL AREA = 63.4 SQ M / 682 SQ FT

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 803518)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.