



Burley Court, Burley In Wharfedale
No Chain £515,000



11 Burley Court, Burley In Wharfedale LS29 7DZ

A HANDSOME THREE DOUBLE BEDROOMED END TERRACED PROPERTY FORMING PART OF A HIGHLY REGARDED AND EXCLUSIVE DEVELOPMENT SITUATED CLOSE TO THE HEART OF BURLEY IN WHARFEDALE

Nestled within the grounds of the historic Burley House, which was sympathetically re-developed in 2018, 11 Burley Court features a beautiful west-facing rear garden and two off-street parking spaces. The immaculately presented ground floor accommodation comprises an entrance hall, spacious sitting room and a lovely dining kitchen with French doors to the rear garden. The first floor features a master bedroom with dressing area and en suite, together with a further double bedroom with en suite. The second floor consists of a third sizeable double bedroom with views of the Moor and en suite facilities.



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 An inviting entrance hall with high quality laminate wood flooring and recessed spotlights. Useful store cupboard.

SITTING ROOM 14' 3" x 13' 9" (4.34m x 4.19m) A generous reception room including a sash window to the front elevation providing a pleasant outlook over the front garden and towards the mature trees beyond. Recessed spotlights.

DINING KITCHEN 17' 1" x 13' 7" (5.21m x 4.14m) A highly appointed kitchen including an extensive range of fitted base and wall units with concealed LED lighting and co-ordinating quartz worktops and splashback. Integrated Siemens appliances include an oven and grill, microwave oven and five ring gas hob with cooker hood over, fridge freezer, dishwasher and washer dryer. An additional cupboard houses the Worcester central heating boiler. Sash window to the rear elevation and a pair of French doors which provide direct access to the elevated decked seating area.

CLOAKROOM Including a hand wash basin and low suite wc. Recessed spotlights.

FIRST FLOOR

LANDING 16' 7" x 5' 8" (5.05m x 1.73m) With recessed spotlights and a sash window to the front elevation.

MASTER BEDROOM 13' 7" x 10' 10" (4.14m x 3.3m) An impressive master suite featuring recessed spotlights and a sash window to the rear elevation providing a pleasant outlook over the west facing rear garden.

DRESSING AREA 6' 3" x 2' 4" (1.91m x 0.71m) With recessed spotlights and a range of recessed wardrobes.

EN SUITE SHOWER ROOM 7' 5" x 5' 6" (2.26m x 1.68m) Smartly presented and comprising a walk-in shower with glass screen, hand wash basin and a low suite wc. Heated towel rail and an LED back-lit mirror fronted cabinet. Under floor heating and recessed spotlights. Sash window to the rear elevation.

BEDROOM TWO 11' 0" x 9' 6" (3.35m x 2.9m) A further double bedroom featuring a sash window to the front elevation. Recessed spotlights.

EN SUITE SHOWER ROOM 8' 3" x 4' 1" (2.51m x 1.24m) Including a walk-in shower with glass screen, hand wash basin and a low suite wc. Heated towel rail, recessed spotlights and an LED back-lit mirror fronted cabinet. Under floor heating.

SECOND FLOOR

BEDROOM THREE 16' 2" x 12' 7" Maximum (4.93m x 3.84m) An impressive third double bedroom featuring mirror fronted under eaves store cupboards with fitted hanging rails. A skylight with blackout blind provides a westerly aspect and a lovely view towards the Moor. Recessed spotlights.

EN SUITE BATHROOM Comprising a bath with shower attachment, hand wash basin and a low suite wc. Heated towel rail and an LED back-lit mirror fronted cabinet. Skylight and recessed spotlights.

OUTSIDE

GARDEN To the front of the property is a lawned garden area with paved pathway leading to the front door, enclosed by iron railings. To the rear is a beautiful garden featuring an elevated decked seating area with power points and water connection, together with lighting. Steps lead down from the decked area to a lovely lawned area with a mature pear tree. Boundary stone wall and ornate iron railings.

PARKING The property includes two allocated off-street parking spaces.

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.

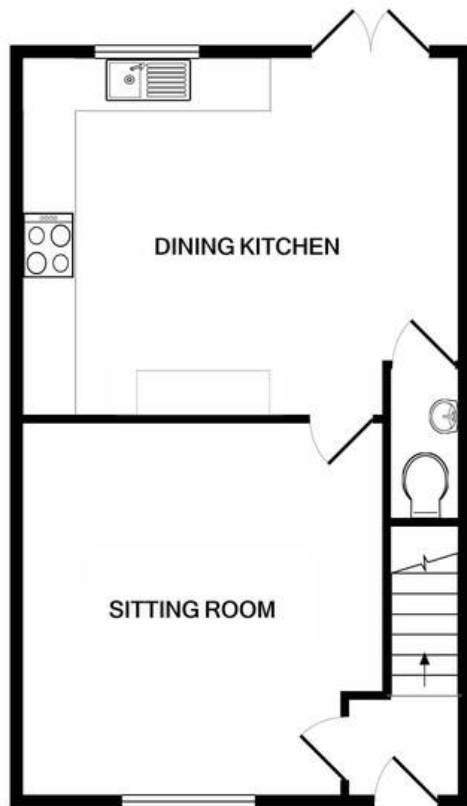
LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre, proceed along Main Street in an eastwards direction towards Otley. Follow the road as it bends to the right where the Burley House development can be found on the right hand side just before the roundabout.

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.



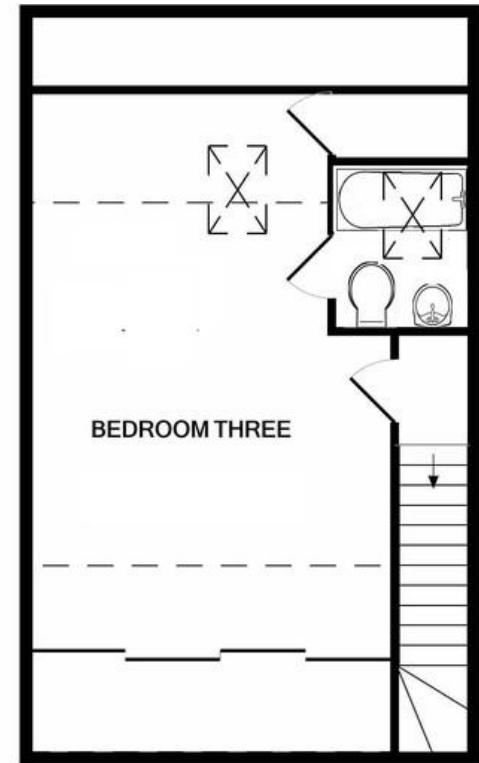
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

11 BURLEY COURT

Approximate gross internal floor area
124 sqm / 13334.7 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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**Dale
Eddison**

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.



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