



'Cleasville' Bradford Road, Burley In Wharfedale LS29 7QL
Asking Price Of £310,000





'Cleasville'

Bradford Road

Burley In Wharfedale LS29 7QL

AN ATTRACTIVE MATURE SEMI DETACHED HOUSE WITH NEAT GARDENS, DRIVEWAY AND A GARAGE, OFFERED WITH THE ADVANTAGE OF HAVING NO ONWARD CHAIN.

Situated on eastern fringe of Burley In Wharfedale, close to beautiful open countryside, yet within easy walking distance of the train station, local schools and the village amenities. The property with gas central heating and double glazing commences with an entrance hallway, sitting room with a bay window to the front elevation, a dining kitchen across the rear and a conservatory addition looking out over the rear garden. To the first floor is a landing with a three bedrooms and the house bathroom. Externally there is a neat easy to maintain garden, with a driveway leading past the side and onto the garage. The garden to the rear is privately enclosed and includes a paved patio, neat lawn and a lovely selection of shrubs and plants.



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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

ENTRANCE HALLWAY Timber outer door with an original stained glass window to its side, a central heating radiator and the staircase to the first floor.

SITTING ROOM 14' 3" x 12' 6" (4.34m x 3.81m) An attractive reception room having a bay window to the front elevation, a central heating radiator and a modern fireplace with a gas fire inset.

DINING KITCHEN 20' max x 11' 8" (6.1m x 3.56m) Fitted range of wall and base units with a built in electric oven and four ring gas hob with an extractor hood over. Central heating radiator and a gas fire to the chimney breast in a stone surround. Windows and door to the side elevation, window to the rear and sliding patio doors to the adjoining conservatory.

CONSERVATORY 11' 11" x 7' 7" (3.63m x 2.31m) uPVC windows and French doors to the rear garden.

FIRST FLOOR LANDING Window to the side elevation.

BEDROOM 1. 12' 6" x 12' 4" (3.81m x 3.76m) Window to the front with views over the countryside and a central heating radiator.

BEDROOM 2. 12' 5" x 11' 8" (3.78m x 3.56m) Built in wardrobe to one alcove, a central heating radiator and a window to the rear looking over the garden.

BEDROOM 3. 8' 11" x 6' (2.72m x 1.83m) Window to the front with views over the countryside and a central heating radiator.

BATHROOM W.C complemented by modern fully tiled walls the bathroom includes a panelled bath with a shower over, a wash hand basin and a low level w.c. Central heating radiator and a window to the rear.

GARDENS, PARKING & DRIVEWAY To the front is a neat easy to maintain garden. A driveway provides off road parking and extends past the side and onto a garage. The rear garden is enclosed by fencing and includes a paved patio, neat lawn and a lovely selection of shrubs and bushes.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

TENURE We are advised that the property is Freehold. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band D. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

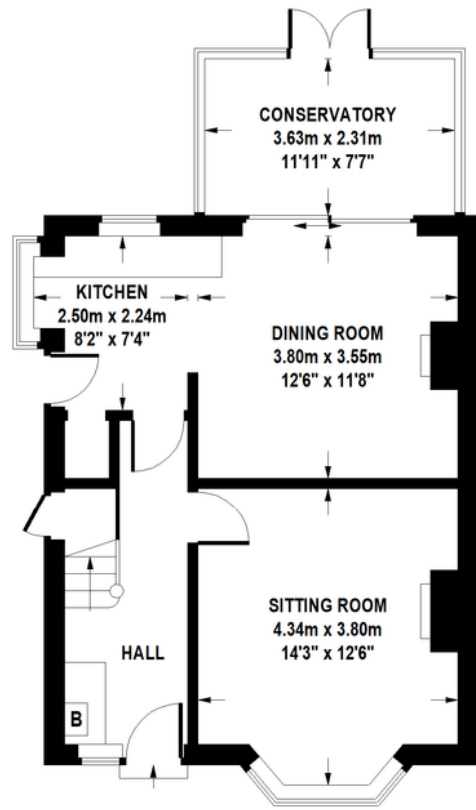
PLEASE NOTE This sale is subject to the grant of probate being issued, which has been applied for by the solicitors. An offer can be made and a sale agreed with legal works completed up to the point of being ready to exchange and once those works are complete and the grant of probate certificate are issued, contracts can then be exchanged and completion take place. Should you have any questions on this please ask prior to a viewing taking place or an offer being made.

MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

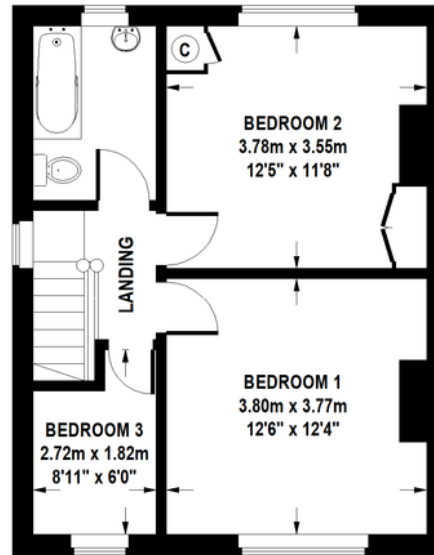
The Initial consultation is free of charge and totally without obligation.

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

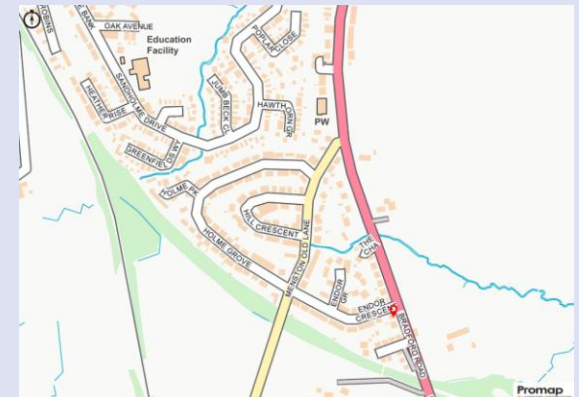


FIRST FLOOR

CLEASVILLE, BRADFORD ROAD

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Dale Eddison

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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.