



# Johnsons Yard, Burley In Wharfedale

Asking Price Of £430,000





# 3 Johnsons Yard

## Burley In Wharfedale

### LS29 7BY



**A CHARMING STONE COTTAGE OF GREAT CHARACTER OFFERING SPACIOUS TWO BEDROOMED ACCOMMODATION, RETAINING MANY ORIGINAL FEATURES AND OCCUPYING AN ENVIABLE QUIET VILLAGE CENTRE SETTING**

Occupying an enviable setting in a quiet and exclusive courtyard in the heart of this ever popular village, 3 Johnsons Yard is a charming traditional stone cottage being part of an imaginatively converted barn retaining many original features. The property incorporates a welcoming hallway area, a lovely sitting room and a superb fitted dining kitchen on the ground floor whilst at first floor level there is a master bedroom with en-suite bathroom, a further double bedroom and shower room. Externally there is a very private enclosed south facing courtyard garden, an additional garden area to the rear and an off-road parking space.



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 **DOUBLE GLAZING** and with approximate room sizes, comprises:-



## GROUND FLOOR

**RECEPTION HALL AREA** 14' 0" x 6' 8" (4.27m x 2.03m) With an attractive staircase leading to the first floor. Part glazed entrance door and a pair of glazed doors leading to:

**SITTING ROOM** 15' 6" x 13' 8" (4.72m x 4.17m) A beautiful sitting room with a beamed ceiling and bespoke, fitted Shaker style television unit. A pair of glazed doors lead to the courtyard garden.

**DINING KITCHEN** 16' 4" x 13' 4" (4.98m x 4.06m) A modern kitchen comprising an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces with an inset sink unit and mixer tap. Integrated appliances include an electric oven and a six ring gas hob with extractor hood over, large fridge freezer, dishwasher and automatic washer. Recessed spotlights. Separate dining area and a useful storage cupboard. Two windows to the front elevation and a further window to the rear elevation.

## FIRST FLOOR

**LANDING** With an exposed roof truss and storage cupboard.

**PRINCIPAL BEDROOM** 14' 4" x 13' 3" (4.37m x 4.04m) A spacious double bedroom with a range of full width recessed wardrobes. Windows to both front and rear elevations. Exposed roof truss and beams. Fitted dressing table.

**EN SUITE BATHROOM** With a panelled bath having a shower over, wash basin with a cupboard beneath and a low suite w.c. Chrome heated towel rail and shaver point. Exposed beams. Ceramic tiling to the floor and walls.

**BEDROOM TWO** 13' 6" x 9' 10" (4.11m x 3m) With an exposed roof truss and beams. Two windows to the side elevation.

**SHOWER ROOM** With a tiled shower cubicle, low suite w.c. and a wash basin with a cupboard beneath. Ceramic tiling to the floor and walls. Exposed roof truss.

**OUTSIDE** An attractive enclosed courtyard garden with a stone flagged patio enjoying a southerly aspect. There is an additional garden area to the rear of the property on the west side. There is scope to create internal access to this additional piece of land by converting the window in the rear elevation to a doorway. Parking space.

**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.

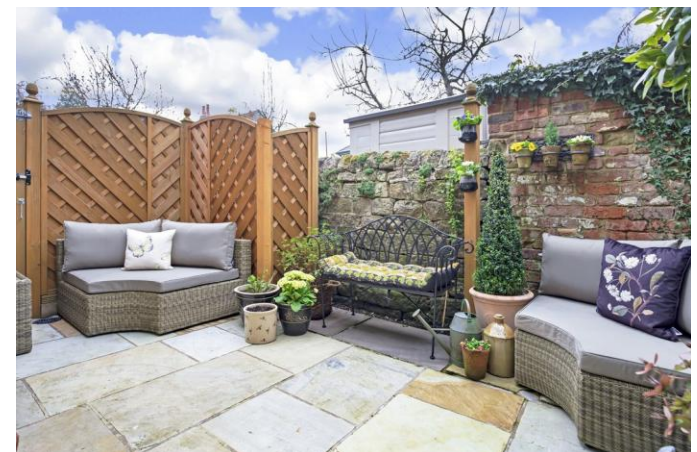
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore 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.

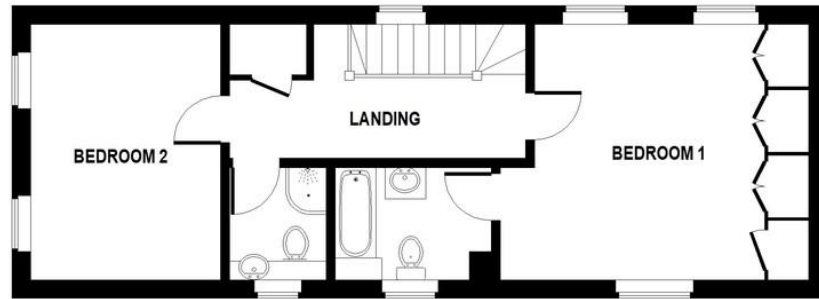
**TENURE** We understand the property to be Freehold.

**LOCATION** From the mini roundabout at the junction of Main Street and Station Road in the village centre, proceed down Main Street in an eastwards direction towards Otley. Pass over the next mini roundabout. The entrance to Johnsons Yard is the next turning on the right hand side.

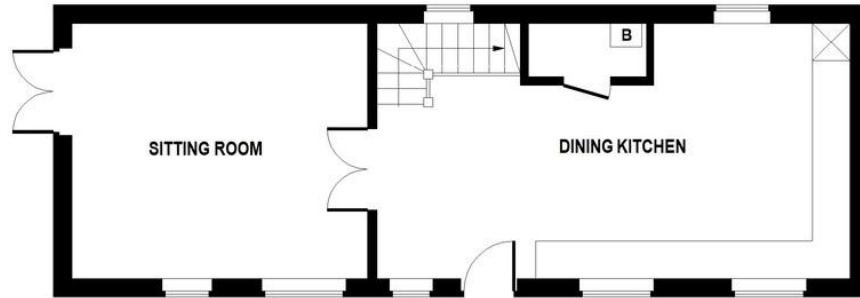
**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been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





FIRST FLOOR



GROUND FLOOR

### 3 JOHNSONS YARD

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 735000)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(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.