



Jumb Beck Close, Burley In Wharfedale
Guide Price £350,000





8 Jumb Beck Close

Burley In Wharfedale

LS29 7RE

A WELL PROPORTIONED DETACHED HOME PROVIDING THREE BEDROOMED ACCOMMODATION ARRANGED OVER TWO FLOORS, STANDING WITHIN A GENEROUS PLOT FEATURING LAWNED GARDENS, GARAGE AND DRIVEWAY

Nestled within a secluded cul de sac on the highly regarded Sandholme estate, 8 Jumb Beck Close enjoys long distance views to the front and rear. The ground floor accommodation comprises an entrance hall, sitting room, dining room and kitchen whilst the first floor features three bedrooms and a shower room. Externally to the front of the property is a lawned garden and to the rear of the property is a principally lawned garden with paved seating area. A paved driveway leads to a detached single garage.



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

SITTING ROOM 14' 11" x 11' 5" (4.55m x 3.48m) An inviting reception room featuring an electric fire with marble hearth. Ceiling coving. Two windows to the front elevation.

DINING ROOM 11' 8" x 7' 10" (3.56m x 2.39m) Including a laminate wood floor. Useful under stairs store cupboard. Window to the rear elevation.

KITCHEN 14' 11" x 6' 9" (4.55m x 2.06m) Comprising a good range of base units with co-ordinating work surfaces. Stainless steel sink with mixer tap. There is provision for a cooker, plumbing for an automatic washing machine. Space for an under counter fridge and freezer. Wall mounted Vaillant gas fired central heating boiler. Two windows to the rear elevation. Rear entrance door provides direct access to the rear garden.

FIRST FLOOR

BEDROOM ONE 11' 6" x 8' 6" (3.51m x 2.59m) (Plus Entry Recess). Featuring a recessed wardrobe with store cupboard over. Window to the front elevation.

BEDROOM TWO 10' 9" x 8' 6" (3.28m x 2.59m) Including both a useful recessed linen cupboard. Recessed wardrobe with store cupboards over. Window to the rear elevation provides a lovely long distance outlook.

BEDROOM THREE 8' 6" x 6' 1" (2.59m x 1.85m) Including a fitted wardrobe with store cupboard over. Window to the front elevation.

SHOWER ROOM 8' 9" x 6' 1" (2.67m x 1.85m) Smartly presented and comprising a walk-in shower with glass screen, hand wash basin and low suite wc. Window to the rear elevation.

OUTSIDE

DETACHED SINGLE GARAGE 17' 1" x 8' 5" (5.21m x 2.57m) Accessed via an up and over door. To the front of the garage is a paved driveway providing ample off street parking.

GARDEN To the front of the property is a lawned garden area. To the rear of the property is a principally lawned garden and features a paved seating area.

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.

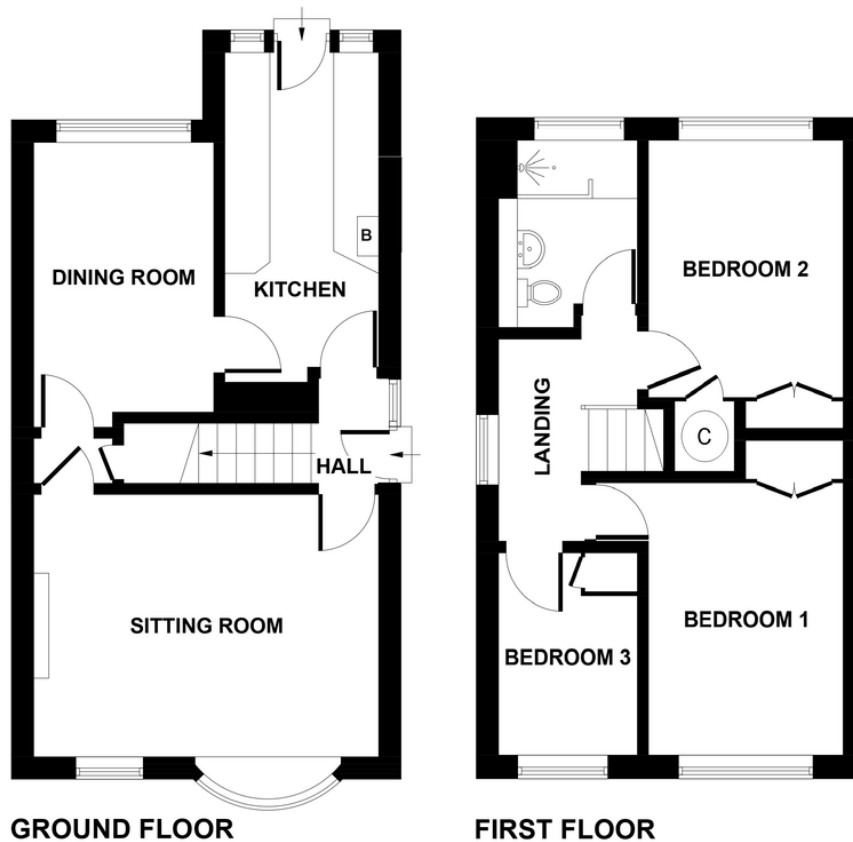
LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre, proceed up Station Road for approximately half a mile. Just before Burley in Wharfedale railway station turn left into Prospect Road and then the first right hand turning into Rose Bank. Rose Bank runs into Sandholme Drive. Jumb Beck Close is the third turning on the left hand side and number 8 is located 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.





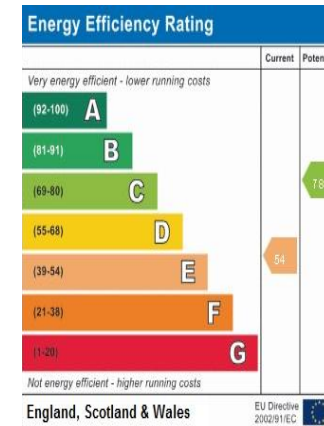
8 JUMB BECK CLOSE

APPROXIMATE GROSS INTERNAL AREA = 76.6 SQ M / 824 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 849500)



**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.