



**180 West Terrace, Burley In Wharfedale LS29 7HS**  
Asking Price Of £300,000







# 180 West Terrace

## Burley In Wharfedale

### LS29 7HS

SMARTLY PRESENTED AND VERY WELL LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE, IS THIS 3 BEDROOMED STONE BUILT INNER TERRACED HOUSE WHICH IS TRULY WORTHY OF AN EARLY APPOINTMENT TO VIEW.

With delightful contemporary living accommodation over three floors, this attractive home is ideal for a couple or a small family commences with an entrance hall, a sitting room with a lovely opened up fireplace and a dining kitchen with built in appliances. To the first floor we have a landing, two bedrooms and a lovely house bathroom that includes a panelled bath and a walk in shower. Finally to the top floor is an excellent proportioned third bedroom with built in eaves storage cupboards. Externally there is a neat fully enclosed southerly facing patio garden to the front, whilst to the rear there is a private tarmac lane behind the row of terraces, giving access to a useful garden store and sitting area ideal to relax in the evening sun - the current vendor also uses this space to park.



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 HALL** Via a lovely composite outer door from the southerly facing front garden, the hall has a central heating radiator and the staircase to the first floor.

**SITTING ROOM** 14' 5" x 12' 6" (4.39m x 3.81m) Lovely exposed fireplace to the chimney breast is a real focal point to the room, which also has modern light grey flooring, a central heating radiator and a window to the front elevation.

**DINING KITCHEN** 16' x 10' 8" (4.88m x 3.25m) Modern appointed kitchen offering a comprehensive range of fitted wall and base units with gloss white shaker styled fronts, natural wood polished worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher, a washing machine, fridge, an electric oven and four ring gas hob. Complemented by slate tiled flooring, a central heating radiator and a focal Stan Clough cast iron range inset to a fireplace with built in cupboards to the alcove. Windows and a stable door to the rear.

**FIRST FLOOR LANDING** Staircase to the top floor with a further window to the front elevation.

**BEDROOM 1.** 14' 8" x 9' 7" (4.47m x 2.92m) Central heating radiator and a window to the front elevation.

**BEDROOM 2.** 10' 8" x 8' (3.25m x 2.44m) Window to the rear and a central heating radiator.

**HOUSE BATHROOM** A wonderful space with a truly luxurious feel, fitted with a quality four piece modern white suite comprising of a panel bath with modern mixer tap, separate shower cubicle with thermostatic shower, pedestal wash hand basin with modern mixer tap and a low flush W.C. Tiled in honey coloured Travertine marble to the floor and walls, full height to the shower area. A window to the rear elevation gives a light and airy feel

#### **TOP FLOOR**

**BEDROOM 3.** 14' 2" x 12' 11" (4.32m x 3.94m) A lovely spacious bedroom with excellent storage into the eaves ideal for all the family's paraphernalia. Central heating radiator, a 'Velux' window to the front elevation lets the light flood in and offers stunning views towards the moors.

**OUTSIDE** To the front there is a pleasant south facing garden laid to gravel with pots and shrubs, privately enclosed by fencing. To the rear there is a private tarmac lane behind the row of terraces, giving access to a useful garden store and sitting area ideal to relax in the evening sun. The vendor also uses this as space to park a car.

**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 B. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 437866

**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](mailto:otley@daleeddison.co.uk) or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

**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.

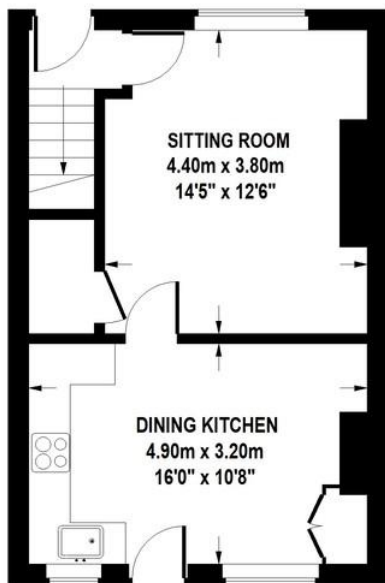
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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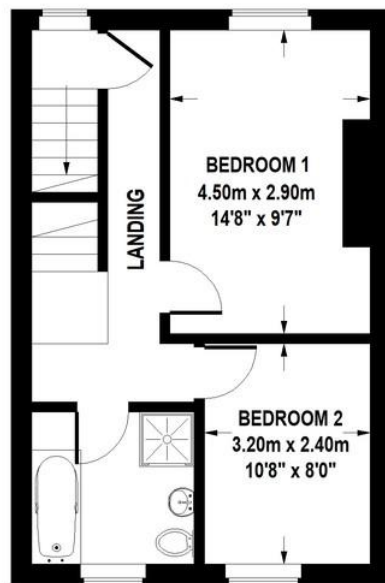
**GENERAL** The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



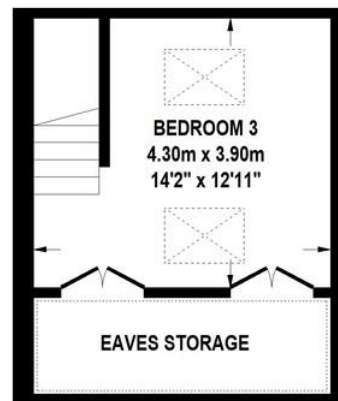
 = REDUCED HEADROOM BELOW 1.5 m / 5'0"



GROUND FLOOR



FIRST FLOOR

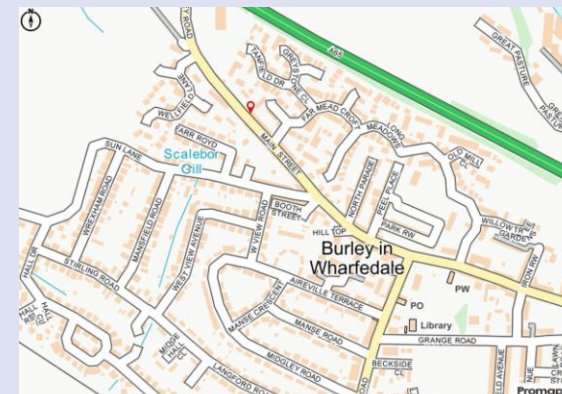


SECOND FLOOR

### 180 WEST TERRACE

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 858723)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



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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.