



St Philips Drive, Burley In Wharfedale
Asking Price: £325,000

DaleEddison
Estate Agents & Chartered Surveyors
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6 St Philips Drive

Burley In Wharfedale LS29 7EN

OFFERED WITH THE ADVANTAGE OF HAVING NO ONWARD CHAIN THIS ATTRACTIVE DETACHED BUNGALOW IS VERY WELL LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE

Well placed allowing easy access to the excellent village facilities and shops, this detached bungalow stands within an attractive level garden of good proportions, as well as providing ample parking to the driveway and a detached single garage. The bungalow is complemented by gas fired central heating and uPVC double glazing and commences with an entrance porch, a central hallway, light and airy sitting room to the front, a dining room adjacent to the kitchen and a good sized conservatory that looks over the rear garden. There are two bedrooms, both double in size, a modern house bathroom which includes a bath and a shower cubicle and finally a separate w.c. This is a good property in a great location, truly worthy of an early appointment to view.



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

ENTRANCE PORCH Via a uPVC outer door with a glazed inset, a uPVC window to the front and internal door into the hallway.

HALLWAY Central to the property the hallway has a cloaks cupboard, a central heating radiator and the access to the loft.

SITING ROOM 15' 11" x 12' (4.85m x 3.66m) Gas living flame fire set in a stone surround, large uPVC window to the front elevation and a central heating radiator. Open plan access to the dining room.

DINING ROOM 11' 6" x 10' 3" (3.51m x 3.12m) Adjacent to the kitchen, the dining room has a central heating radiator and patio doors to the conservatory.

CONSERVATORY 11' 11" x 9' 6" (3.63m x 2.9m) A great addition to the bungalow is the conservatory which has tiled flooring, uPVC windows and door to the privately enclosed rear garden.

KITCHEN 10' 11" x 10' 7" (3.33m x 3.23m) Fitted range of wall and base units having work surfaces over, a single drainer sink unit inset and tiled splash backs surrounding. The kitchen also includes plumbing for a washing machine, a built in electric oven and hob. Central heating radiator, a uPVC window looking over the rear garden and a door to the side.

BEDROOM 1. 12' x 11' 2" (3.66m x 3.4m) Having built in wardrobes and drawer unit, a central heating radiator and a uPVC window to the front elevation.

BEDROOM 2. 12' x 8' 11" (3.66m x 2.72m) uPVC window to the rear elevation and a central heating radiator.

BATHROOM Smart modern suite in white comprising a panelled bath, a corner shower cubicle with a Bristain shower and a wash hand basin. The bathroom is complemented by tiled walls and flooring, a chrome central heated towel rail and a uPVC window to the side elevation.

SEPARATE W.C. Low level w.c, a central heating radiator, uPVC window, tiled flooring and half height to walls.

GARDENS, PARKING & GARAGE To the front is a neat garden, designed for lower maintenance having a circular stone patio, with gravel surrounding and a large selection of shrubs and bushes to the borders. Moving around to the rear is a lovely private garden which has a paved patio, neat level lawn with well stocked borders,

hedging and fencing enclosing. Garden shed and greenhouse. A driveway provides ample parking and leads on to a detached garage with an up and over door to the front, uPVC window and door to the side, light and power supplied.

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 E. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

MORTGAGE ADVICE At Dale Eddison Financial Services we offer independent mortgage advice from the whole of the market. John Timms & Nigel Chester search thousands of mortgage products to find the right one for their customers circumstances and needs. Some of these products cannot be found on the High Street and are exclusive to their network TenetLime.

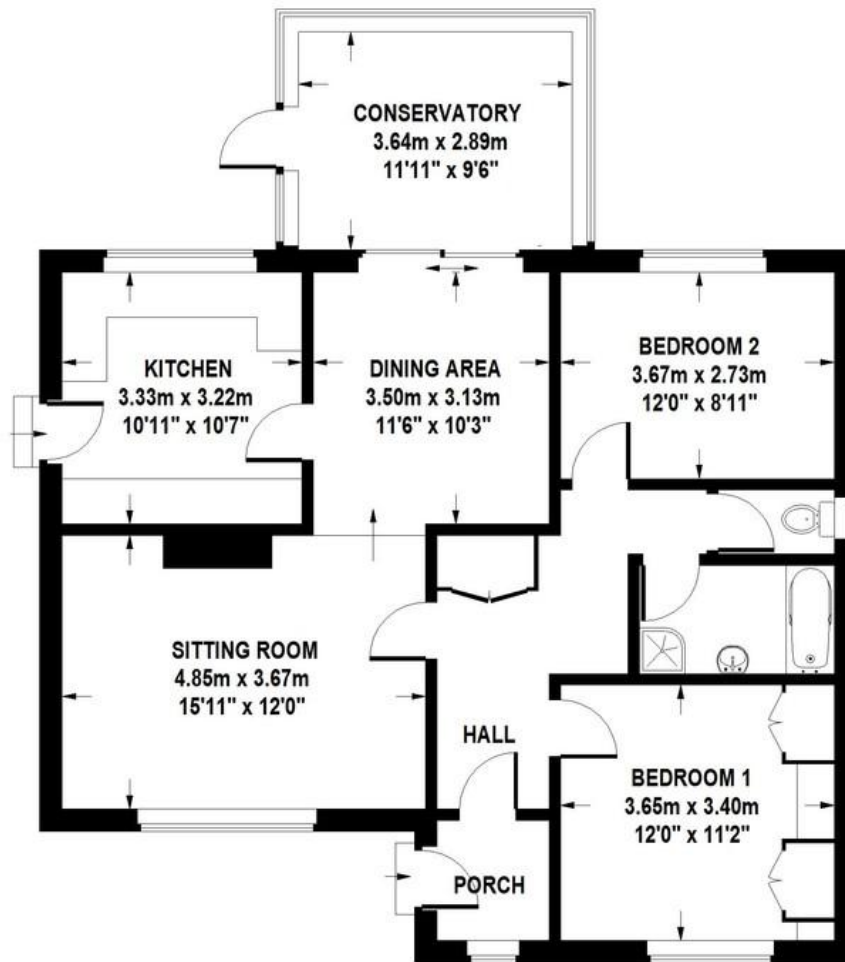
We provide you with the advice you need face to face or if more convenient over the phone at a time to suit you. We will take care of everything from explaining all the options and helping you select the right mortgage, to choosing the most suitable protection for you and your family, and handling the whole application process. We pride ourselves on our professional service, which continues throughout the lifetime of our relationship, not just when your mortgage completes.

Call John or Nigel today on 01943 465465.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

There will be a fee of £195 for mortgage advice payable on application. We will also receive commission from the lender.





6 ST. PHILIPS DRIVE

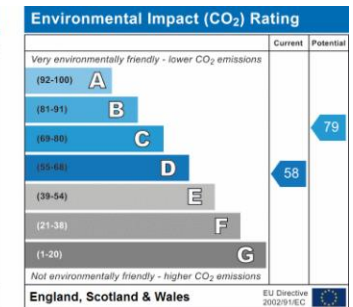
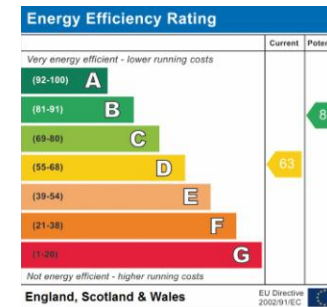
This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 289748)

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.

VIEWINGS Strictly by prior appointment via Dale Eddison's Otley office. Telephone (01943) 465465
WE ARE OPEN 7 DAYS A WEEK
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm & Sundays 11am - 3pm

DIRECTIONS When entering Burley In Wharfedale from the Menston / Otley direction, proceed along Main Street and just after the Malt Shovel bend, turn left into Norwood Avenue. Proceed straight ahead staying on Norwood Avenue and take the third left in to St Philips Way. Second left in to St Philips Drive and the property is found towards the end on the left hand side.



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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.