



**Langford Road, Burley In Wharfedale**  
No Chain £195,000



# 61 Langford Court

Langford Road  
Burley In Wharfedale  
LS29 7NN



**A TRULY STUNNING LUXURY FIRST FLOOR APARTMENT OFFERING BRIGHT AND SPACIOUS TWO BEDROOMED ACCOMMODATION REFURBISHED TO AN EXCEPTIONAL STANDARD**

Forming part of a small development of just four sizeable apartments, standing within level lawned grounds, this spacious first floor apartment has recently undergone an extensive and high quality refurbishment. The property enjoys its own private entrance and is approached via a staircase with imaginative floor level lighting. Leading off the hallway is a particularly generous sitting room with fine views over the valley and a superb open plan kitchen which incorporates quartz work surfaces, an island unit and brand new integrated appliances. The accommodation is completed with two good sized bedrooms, one of which has en suite facilities and a bathroom with a newly installed white suite. A single garage is included in the sale.



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 VESTIBULE** With a double glazed entrance door and recessed spotlights. Illuminated staircase leading to:-

## FIRST FLOOR

**LANDING** With recessed spotlights.

**SITTING ROOM** 20' 6" x 12' 10" (6.25m x 3.91m) With recessed spotlights. Far reaching views over the valley.

**KITCHEN** 12' 8" x 7' 4" (3.86m x 2.24m) With an inset stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and quartz work surfaces. Matching island unit with further fitted cupboards. The kitchen incorporates a range of brand new appliances including an oven and electric hob with extractor hood over, microwave oven, fitted dishwasher, fridge and freezer. Recessed spotlights.

**BEDROOM ONE** 16' 10" x 9' 5" (5.13m x 2.87m) With recessed spotlights.

**EN SUITE SHOWER ROOM** With a large shower stall, saniflo low suite wc and a wash basin with a cupboard beneath. Recessed spotlights and illuminated wall mirror.

**BEDROOM TWO** 13' 4" x 7' 2" (4.06m x 2.18m) With a large walk in wardrobe with sliding mirror fronted doors.

**BATHROOM** With a newly installed white suite comprising a panelled bath with hand held shower attachment, low suite wc and a wash basin with a cupboard beneath. Chrome heated towel rail. Fitted matching tall storage unit and illuminated wall mirror. Recessed spotlights. Ceramic tiled walls. Cupboard housing a wall mounted gas fired central heating boiler and plumbing for an automatic washing machine. NOTE Our clients intend to leave the washer dryer currently housed in this cupboard.

## OUTSIDE

**GARDENS** Langford Court is set back from Langford Road and is approached by a long wide driveway. Principally lawned and well kept communal gardens surround the building and a small beck runs along one side the gardens.

**GARAGE** 61 Langford Court includes a single garage with ample additional parking space in front.

**TENURE** Long leasehold. We understand that the freehold is owned by the management company which in turn is owned by the four flat owners at Langford Court.

**SERVICE CHARGE** We are advised that the current service charge is £650 per annum and this figure includes ground rent. The service charge covers items such as gardening and grounds maintenance, buildings insurance and minor property repairs. Major repairs are paid for by means of a one off contribution from all apartment owners.

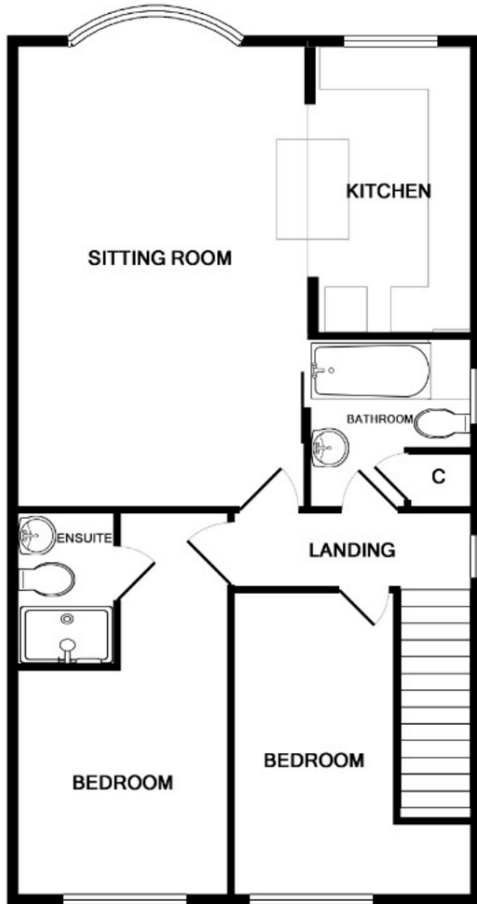
**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

**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.

**LOCATION** From the centre of Burley in Wharfedale proceed up Station Road and take the fourth right hand turning into Langford Road. proceed to the end of Langford Road and Langford Court is on the left hand side immediately opposite the junction with West View Avenue. Access to number 61 can be found to the rear of the building.

**MONEY LAUNDERING REGULATIONS** 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.





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.  
Made with Metropix i/2017

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C		79	
(55-68) D		62		(55-68) D		59	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Dale  
Eddison**

**ILKLEY OFFICE**

15 The Grove  
Ilkley  
LS29 9LW  
**01943 817642**  
[ilkley@daleeddison.co.uk](mailto: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.