



The Lawn, Burley In Wharfedale
Asking Price Of £169,500





20 The Lawn

Burley In Wharfedale

LS29 7DX

AN IMPRESSIVE FIRST FLOOR APARTMENT PROVIDING SMARTLY PRESENTED ONE BEDROOMED ACCOMMODATION OF GENEROUS PROPORTIONS, OCCUPYING A DELIGHTFUL POSITION AT THE HEART OF BURLEY IN WHARFEDALE

Adjoining an elegant Victorian building and including an allocated off street parking space, 20 The Lawn is conveniently positioned within walking distance of the village train station. The immaculately presented accommodation comprises a private entrance hall, sitting area with Juliet balcony, well appointed kitchen, a sizeable double bedroom and a bathroom.



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, 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

COMMUNAL ENTRANCE HALL With stairs to the first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL 10' 6" x 6' 11" (3.2m x 2.11m) A welcoming entrance hall featuring a video entry system. Recessed spotlights and a useful store cupboard housing the gas fired central heating boiler.

SITTING AREA 14' 2" x 13' 0" Maximum (4.32m x 3.96m) With two windows and a door to the front elevation which opens onto a Juliet balcony.

KITCHEN AREA 13' 0" x 9' 9" (3.96m x 2.97m) Adjoining the Sitting Area and comprises an extensive range of base and wall units with co-ordinating work surfaces and concealed lighting. Appliances include a fan oven and oven/grill with four ring gas hob and cooker hood over, plumbing for an automatic washing machine and space for a fridge freezer. There is ample space for a dining table. Recessed spotlights.

BEDROOM 13' 5" x 13' 4" (4.09m x 4.06m) A generous double bedroom with a window to the rear elevation.

BATHROOM Including a bath with electric Aqualisa shower over, hand wash basin, low suite wc and a shaver point. Recessed spotlights.

OUTSIDE

PARKING The property includes an allocated off street parking space. Visitor parking is also available.

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

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering where possible. If this is not possible please advise our staff prior to the viewing appointment

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.

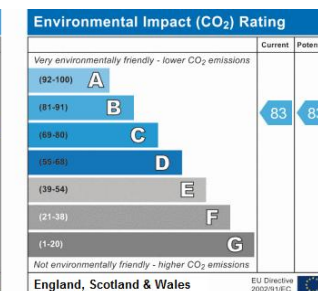
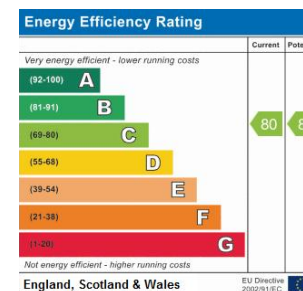
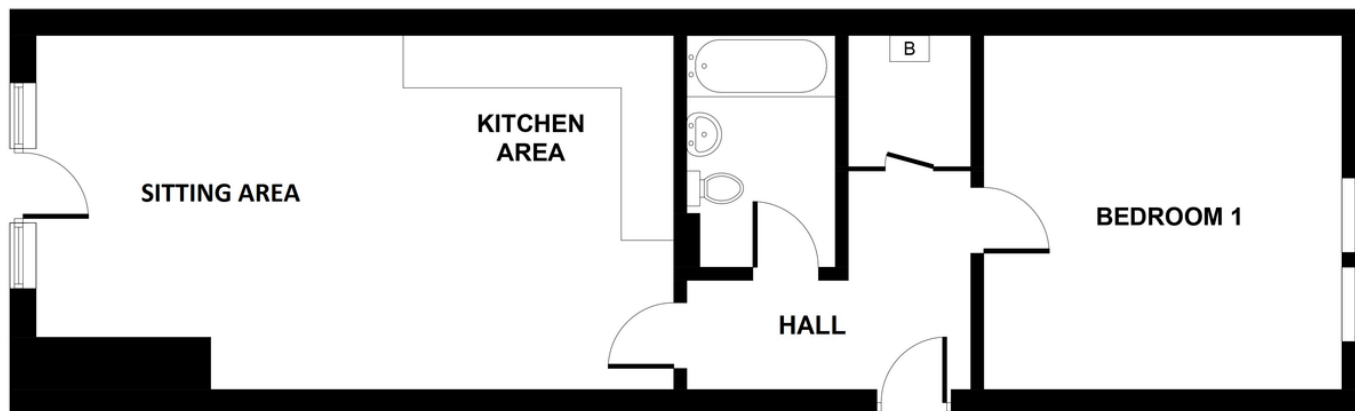
TENURE Leasehold with the balance of a 125 year lease from July 2009. We understand the current service charge is £58.69 per calendar month to include such items as the maintenance of the communal areas, buildings insurance and gardening.

LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre proceed up Station Road. Take the first turning left into Grange Road and continue for about 400 metres. The Lawn is located on the left hand side opposite the junction with Lawn Avenue. The property will be marked by a Dale Eddison for sale board.

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.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.





20 THE LAWN

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 640999)

**Dale
Eddison**

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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.