



Midgley Road, Burley In Wharfedale
Asking Price Of £299,950



27 Midgley Road

Burley In Wharfedale

LS29 7NH

AN ATTRACTIVE THREE BEDROOMED EXTENDED SEMI DETACHED HOUSE WITH A LARGE LANDSCAPED SOUTH FACING REAR GARDEN

Located in a popular and established neighbourhood within a short walk of the village centre, public transport services and local schools, this attractive semi detached home provides well proportioned and smartly presented extended accommodation. The property incorporates a through sitting room, a large dining kitchen, a study / play room and a cloakroom on the ground floor whilst at first floor level there are three good sized bedrooms and a bathroom. The property stands on a particularly generous level plot with off road parking to the front and a south facing private garden to the rear.



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 modern panelled entrance door and Amtico flooring.

THROUGH SITTING ROOM 20' 0" x 11' 6" (6.1m x 3.51m)
With Amtico flooring and a window overlooking the rear garden.

THROUGH DINING KITCHEN 19' 8" x 11' 1" (5.99m x 3.38m)
With a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Fitted electric range cooker with extractor hood over. Plumbing for a dishwasher and space for a fridge freezer. Amtico flooring.

SEPARATE DINING AREA With glazed double doors leading onto the rear garden.

INNER VESTIBULE With a door giving access to the garage.

CLOAKROOM With a pedestal wash basin and a low suite wc. Extractor fan. Laminate floor.

STUDY 12' 1" x 8' 4" (3.68m x 2.54m) With windows to two sides and a door leading onto the rear garden. Moulded ceiling cornice and laminate floor.

FIRST FLOOR

LANDING With a cupboard housing the wall mounted gas fired central heating boiler.

BEDROOM 11' 8" x 10' 6" (3.56m x 3.2m) With recessed wardrobes and cupboards.

BEDROOM 13' 8" x 9' 0" (4.17m x 2.74m) With a window overlooking the rear garden.

BEDROOM 10' 8" x 6' 4" (3.25m x 1.93m)

BATHROOM With a modern white suite comprising a panelled bath having a shower over, wash basin with a cupboard beneath and a low suite wc. Ceramic tiled walls. Window and extractor fan. Chrome heated towel rail.

OUTSIDE

GARDEN To the front of the property is a tarmac driveway and an easily maintained garden area with a lawn and shrubs.

To the rear of the property is a stone terrace leading onto a large lawn. The rear garden enjoys a south facing aspect. Timber garden shed.

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. 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 We understand the property is Freehold.

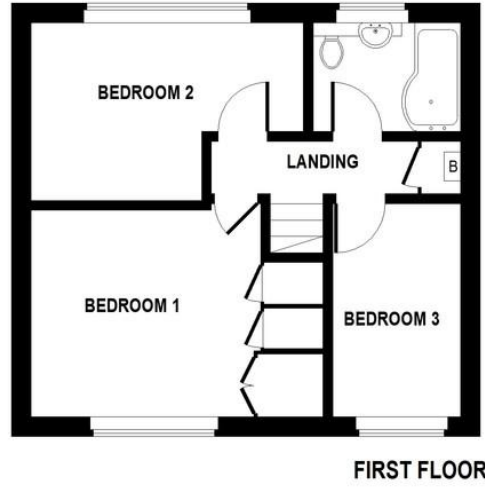
LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre proceed up Station Road. Midgley Road is the third turning on the right hand side.

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 Dale Eddison Limited and Linley and Simpson Sales 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. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





27 MIDGLEY ROAD

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. (ID695160)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

**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.