



# 3 HOLME GROVE, BURLEY IN WHARFEDALE LS29 7QF

**Asking price £610,000**

## FEATURES

- Outstanding 4 Double Bedroomed Semi Detached House
- Impressive Light & Airy Living & Dining Kitchen
- Sitting Room, Valuable Utility Room & Downstairs WC
- Principle Bedroom with Walk in Closet & En-Suite WC
- Gravelled Driveway Providing Good Parking & A Single Garage
- Neat Enclosed Gardens with Patio Decking & Lawns
- Tenure Freehold / Good EPC Rating C
- Easy Walking Distance Of The Train Station
- Close To Beautiful Countryside Walks
- Walking Distance of The Two Ofsted Rated Outstanding Primary Schools In The Village



# Beautifully Appointed 4 Double Bedroom Semi Detached Home

An immaculate 4 double bedroomed semi detached house offering beautifully presented living accommodation that must be viewed to be fully appreciated. The property incorporates a sleek and stylish modern open plan living and dining kitchen with a five door wide bi-folding doors to the rear garden and a wood burning stove making this the perfect room for today's modern requirements and excellent family living space. The ground floor also includes a sitting room to the front, again with a wood burning stove, a valuable utility room, an ideal place to kick off those muddy boots and coats and a downstairs cloaks wc. Moving to the first floor is a modern house bathroom, there are three double bedrooms, with the principle bedroom having a feature double height ceiling, a walk in closet and a smart modern en-suite. Finally to the top floor is a fourth double bedroom. Externally there are neat gardens to the front with a gravelled driveway providing good parking and leading to the integral garage, whilst to the rear is a private enclosed garden with a decked patio and neat lawn. All in all this very special home truly warrants an appointment to view to be fully appreciated. Contact Shankland Barraclough Estate Agents in Otley to arrange your viewing.

## Burley in Wharfedale

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 (both Rated As Outstanding By Ofsted), 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 Porch

A great addition, this entrance porch has a door and two long windows to the front elevation, practical coir matting and a central heating radiator.

## Hallway

With a central heating radiator in a decorative cover, the staircase to the first floor and new carpeting.

## Sitting Room 12'7" x 11'7" (3.84m x 3.53m)

With a focal wood burning stove inset to the chimney breast, this lovely cosy reception room is the perfect place to snuggle down on an evening. Complementing the room are plantation blinds to the windows and a traditional barrel styled radiator.

## Living & Dining Kitchen 23'2" x 17'5" max (7.06m x 5.31m max)

They say the hub of every good home is the kitchen, well you won't be disappointed with this one. Offering a fantastic open plan living space that incorporates a sitting area with a wood burning stove to the chimney breast, a dining area with five door bi-folding doors to the private enclosed rear garden and an excellent array of modern fitted kitchen units including a central island. The kitchen includes an integrated fridge-freezer and dishwasher together with space and provision for a range style cooker. Finally this fantastic entertaining space is complemented by engineered oak flooring with luxurious under floor heating and has additional Velux styled windows for extra natural light.

## Utility Room

Fitted kitchen units, natural wood worksurfaces over and a sink unit inset. Plumbing for a washer and additional space for a condensing tumble dryer, the central heating boiler, window to the rear and an entrance door to the side elevation. Oak flooring and a connecting door to the garage.

## Downstairs WC

Fitted with a modern two piece suite including a low level wc and wall hung wash hand basin. Oak flooring.

## First Floor Landing

Window to the front elevation with plantation blinds fitted, glass balustrade and access to the following rooms:

## Bedroom 1. 18'11" (max) x 9'7" (5.77m (max) x 2.92m )

The principle bedroom has the lovely feature of a double height ceiling, a walk in closet, window to the front with plantation blinds and a central heating radiator.

## En-Suite Bedroom 1.

Fitted with a smart modern three piece suite comprising of a walk in shower with a glazed side screen, a wc with a hidden cistern and a wall hung wash hand basin. Complemented by fully tiled walls and flooring, a chrome central heated towel rail and a window to the rear elevation.

## Bedroom 2. 11'8" x 11'3" (3.56m x 3.43m)

Window to the front elevation with plantation blinds fitted and a central heating radiator.

## Bedroom 3. 11'7" x 11'5" (3.53m x 3.48m)

Window to the rear elevation and a central heating radiator.



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### House Bathroom

Stylish modern three piece suite in white including a bath with a central mixer tap and shampoo shower attachment, a wash hand basin and a low level w.c. Complemented by fully tiled walls and flooring, a chrome central heated towel rail and a window to the rear.

### Bedroom 4 16'5" (max) x 15'5" (max) (5.00m (max) x 4.70m (max) )

Having a pitched ceiling with two Velux styled windows to the rear and a central heating radiator.

### Gardens, Parking & Garage

To the front, the garden is laid to lawn, has bay trees and brick walling. A gravelled driveway provides good off road parking and leads to the integral garage (15'9" x 9'9") which has light and power supplied as well as offering the potential to be converted in to an additional living space as many of the neighbouring homes have done, subject to gaining the required approvals. Moving around to the rear the garden is privately enclosed by hedging and fencing, together with a neat lawn and a decked patio.

### Tenure and Services

Tenure: Freehold

All Mains Services Connected

### Council Tax

City of Bradford Metropolitan District Council Tax Band D. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>



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### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### 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.

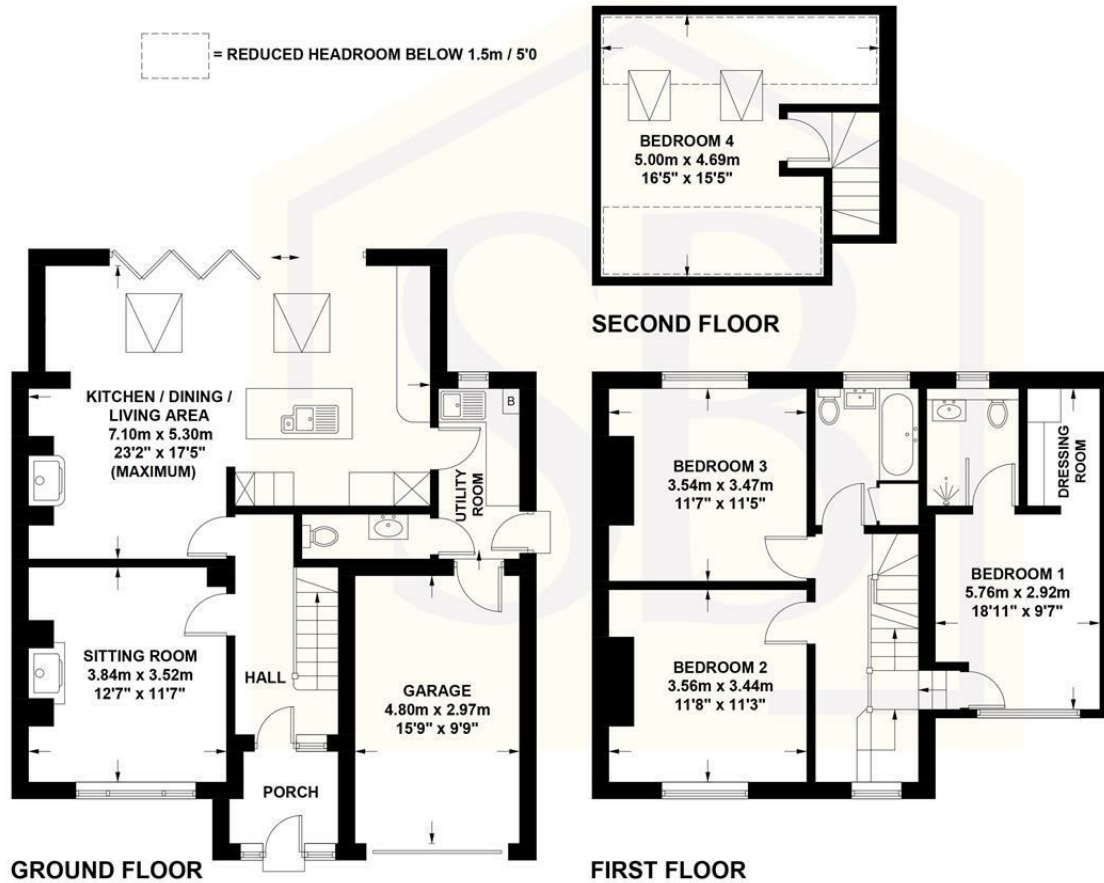
### Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all 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. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
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