



St Philips Close, Burley In Wharfedale
Asking Price Of £375,000





13 St Philips Close

Burley In Wharfedale

LS29 7EP

AN EXCEPTIONAL SEMI DETACHED HOME OCCUPYING A SIZEABLE PLOT OFFERING SCOPE TO EXTEND AND FORMING PART OF A SECLUDED CUL DE SAC, LOCATED WITHIN A HIGHLY REGARDED AREA OF BURLEY IN WHARFEDALE

With beautifully maintained gardens to the side and rear and a detached garage, 13 St Philips Close is a delightful family home enjoying far reaching views towards Ilkley Moor. The ground floor accommodation comprises an entrance porch, entrance hall, cloakroom, sitting room, dining room, breakfast kitchen, bathroom and rear porch. To the first floor there are three bedrooms and a useful cloakroom which could be converted into a bathroom. Externally there is a garage and gardens to three sides.

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

GROUND FLOOR

ENTRANCE PORCH With an exposed stone wall and tiled floor.

ENTRANCE HALL 17' 2" x 3' 11" (5.23m x 1.19m) Including a useful understairs store cupboard and ceiling coving.

STORE ROOM 5' 6" x 4' 5" (1.68m x 1.35m) With windows to the front and side elevations.

SITTING ROOM 16' 2" x 11' 2" (4.93m x 3.4m) Accessed via glazed double doors having a gas fire with stone surround and slate tiled hearth. Ornate ceiling coving and two wall light points. Bow window to the front elevation providing an excellent outlook towards the top of the cul de sac and the Moors beyond.



DINING ROOM 13' 4" x 11' 2" (4.06m x 3.4m) Having a ceiling rose and ceiling coving. With a window to the rear elevation overlooking the smartly kept garden.

BREAKFAST KITCHEN 10' 5" x 10' 1" (3.18m x 3.07m) Comprising a range of base and wall units with co-ordinating work surfaces, tiled splashback and a one and a half bowl moulded sink. There is provision for an electric cooker, plumbing for an automatic washing machine, space for a fridge freezer. Window to the rear elevation.

REAR PORCH 9' 5" x 4' 6" (2.87m x 1.37m)

BATHROOM Including a bath with a shower over, hand wash basin, low suite wc. Window to the side elevation.

FIRST FLOOR

BEDROOM ONE 11' 9" x 11' 3" (3.58m x 3.43m) A good double bedroom with a window to the front elevation, having a lovely view towards Ilkley Moor.

BEDROOM TWO 11' 10" x 11' 3" (3.61m x 3.43m) A further double bedroom with a window to the rear elevation.

BEDROOM THREE 10' 5" x 10' 1" (3.18m x 3.07m) With ample space to accommodate either a double bed or two single beds. Window to the front elevation.

CLOAKROOM Offering an ideal space to add a second bathroom and features a hand wash basin, low suite wc. Window to the side elevation. A cupboard houses the water cylinder.

OUTSIDE

GARAGE 16' 3" x 9' 1" (4.95m x 2.77m) With an electrically operated up and over door and a window to the side elevation. Adjoining the garage is a useful garden store. There is a generous paved driveway which provides off street parking for several cars.

GARDEN To the front there is a gravelled rockery style garden. The side and rear features a particularly impressive garden featuring a manicured lawn with well stocked flower borders and a paved seating area.

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.

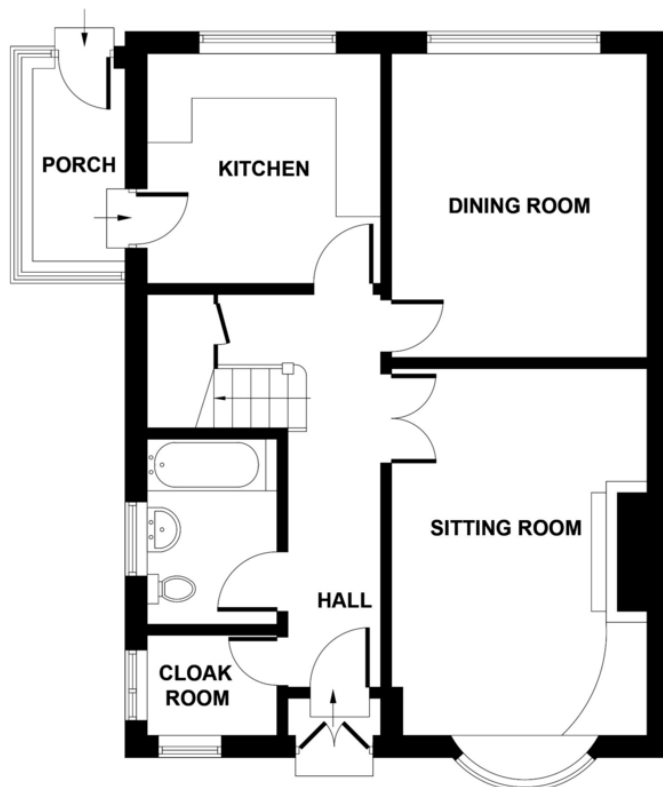
TENURE We understand the property is Freehold.

LOCATION From the mini roundabout at the junction of Station Road and Main Street proceed up Station Road and after about 500 yards take the third turning left into Langford Lane. Continue down Langford Lane, passing Burley Oaks primary school on the right hand side and take the second turning right into St Philips Way and then immediately left into St Philips Close. Number 13 is located at the end of the cul de sac.

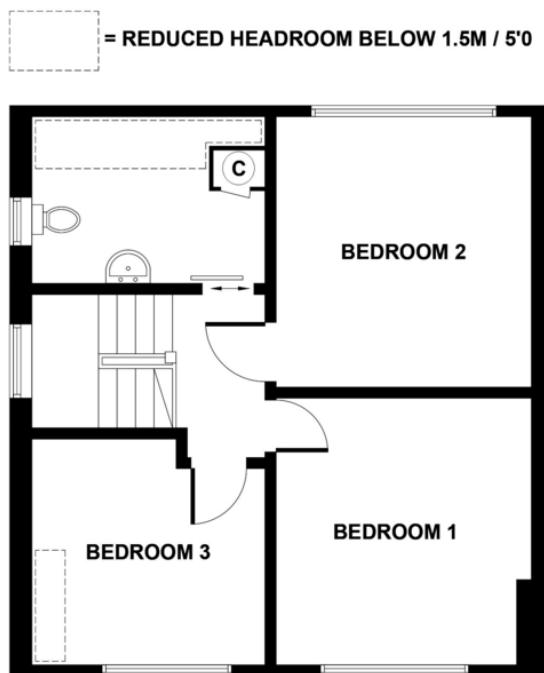
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist 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.





GROUND FLOOR



FIRST FLOOR

13 ST. PHILIPS CLOSE

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. (ID639379)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			83
			63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
			79
			56

**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.