



Victoria Road, Burley in Wharfedale
Asking Price Of £515,000





10 Victoria Road

Burley in Wharfedale

LS29 7HX

A HIGHLY IMPRESSIVE MODERN FOUR BEDROOMED SEMI DETACHED HOME OFFERING GENEROUSLY PROPORTIONED AND IMAGINATIVELY EXTENDED FAMILY ACCOMMODATION APPOINTED THROUGHOUT TO A VERY HIGH STANDARD

Dating from 2017, this hugely impressive modern family home provides particularly spacious and extended family accommodation appointed throughout to a very high standard. Located in an exclusive courtyard setting beyond electronically operated security gates, the property incorporates an extensive open plan ground floor living space including a well equipped kitchen, large adjoining dining area and a separate sitting area together with a playroom and cloakroom. The accommodation is completed to the upper floors with a superb master bedroom with dressing area and shower room en suite, three further bedrooms, a study and a bathroom. There is off road parking to the front, together with a cycle store. To the rear of the house is a neat and private south facing enclosed garden.



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 (UNDER FLOOR AT GROUND FLOOR LEVEL) and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

RECEPTION HALL With panelled entrance door. Ceramic tiled floor. Under stairs store cupboard.

LARGE OPEN PLAN LIVING AREA Comprising:-

KITCHEN 17' 9" x 11' 0" (5.41m x 3.35m) Equipped to a high standard and incorporating an inset sink unit and mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant working surfaces with a tiled surround. Integrated appliances include an oven and grill, gas hob with extractor hood over, dishwasher, fridge and freezer. Recessed spotlights and ceramic tiled floor. A matching island unit with wooden work surfaces includes further cupboards, shelves and a breakfast bar.

ADJOINING DINING AREA 17' 8" x 11' 0" (5.38m x 3.35m) Leading to:-

SITTING ROOM 16' 7" x 9' 6" (5.05m x 2.9m) With bi-fold doors opening onto the rear garden.

PLAY ROOM / STUDY 11' 6" x 9' 2" (3.51m x 2.79m) With a laminate floor.

CLOAKROOM With a low suite wc and pedestal wash basin. Recessed spotlights.

UTILITY ROOM / CYCLE STORE 11' 10" x 7' 10" (3.61m x 2.39m) With plumbing for an automatic washing machine and space for a dryer. Wall mounted gas fired central heating boiler. Up and over door.

FIRST FLOOR

BEDROOM 11' 2" x 11' 1" (3.4m x 3.38m)

BEDROOM 9' 10" x 9' 8" (3m x 2.95m)

BEDROOM 9' 4" x 7' 6" (2.84m x 2.29m)

STUDY 6' 9" x 6' 2" (2.06m x 1.88m) With extensive glazing and enjoying views across the valley.

BATHROOM With a smart white suite comprising a panelled bath, shower stall, low suite wc and wash basin. Ceramic tiling to the floor and walls. Recessed spotlights. Chrome heated towel rail.

SECOND FLOOR

LANDING With a useful box room store.

MASTER BEDROOM SUITE Comprising:-

BEDROOM 17' 9" x 14' 9" (5.41m x 4.5m) With glazed double doors opening to create a Juliet balcony. Velux roof light window.

EN SUITE DRESSING AREA With a velux roof light window and a useful under eaves cupboard.

EN SUITE SHOWER ROOM With a tiled shower cubicle, wash basin and a low suite wc. Ceramic tiling to the floor and walls. Chrome heated towel rail. Recessed spotlights and velux roof light window.

OUTSIDE There is off road parking to the front of the property. To the rear of the house is an enclosed south facing garden incorporating a paved terrace leading onto a lawn.

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.



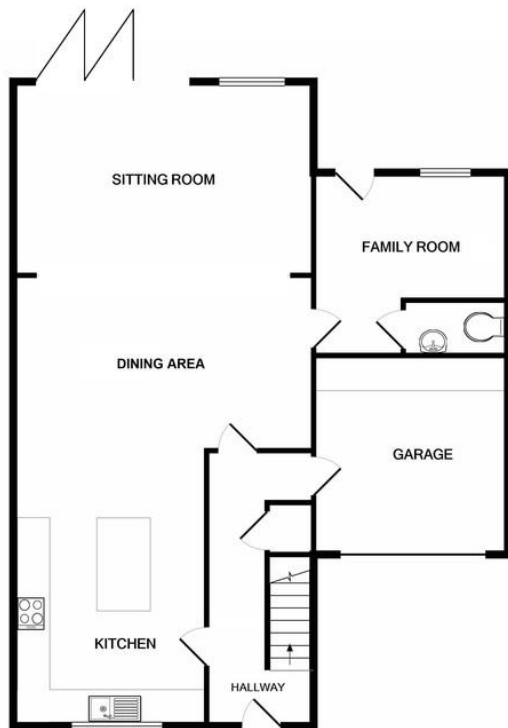
TENURE We understand the property is Freehold.

LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre, proceed along Main Street in an eastwards direction. After about 200 yards turn 90 degrees left at the junction with Sun Lane into Victoria Road. Access to the courtyard is beyond electronically operated gates.

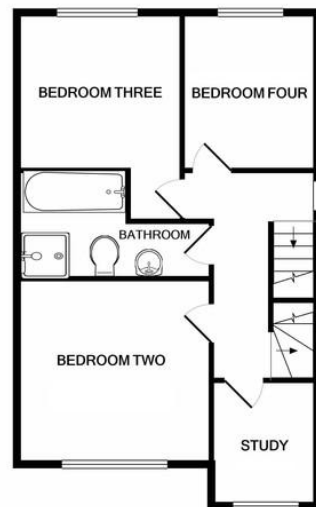
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist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



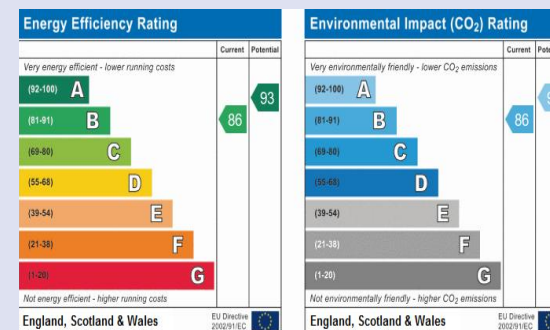
FIRST FLOOR



SECOND FLOOR

10 VICTORIA 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.
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**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.



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