



Great Pasture, Burley In Wharfedale

Asking Price Of £399,500





4 Great Pasture

Burley In Wharfedale

LS29 7DD

AN EXCELLENT MID TERRACED HOME PROVIDING CHARMING TWO / THREE BEDROOMED ACCOMMODATION AND INCLUDING LAWNED GARDENS TO THE FRONT AND REAR OCCUPYING A LOVELY RURAL SETTING ON THE EDGE OF BURLEY IN WHARFEDALE

Enjoying far reaching views over open fields and a secluded position, whilst still being within easy reach of both Burley in Wharfedale and Ilkley, 4 Great Pasture offers smartly presented accommodation arranged over three floors. The ground floor comprises an entrance hall, sitting room with wood burning stove, dining kitchen and a utility room. The first floor features a sizeable double bedroom, bathroom and a further bedroom / play room with a staircase leading to another double bedroom with en suite shower room. Externally the property includes a south facing front garden, a principally lawned rear garden and a useful garage.



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 HALL

SITTING ROOM 16' 0" (Maximum) x 13' 7" (4.88m x 4.14m) A cosy sitting room featuring a wood burning stove with slate tiled hearth and stone surround. Hardwood floor. Ceiling coving. Window to the front elevation.

DINING KITCHEN 19' 5" x 8' 10" (5.92m x 2.69m) With a hardwood floor and comprising a good range of base and wall units with concealed lighting. Co-ordinating work surfaces, tiled splashback and a breakfast bar area. Appliances include an AEG oven and grill, AEG four ring ceramic hob with hood over. Integrated appliances include a dishwasher, fridge and freezer. Ample space for a dining table. Useful under stairs store cupboard. Recessed spotlights. Ceiling coving. Two windows to the rear elevation. A pair of glazed doors provide access to:-

UTILITY ROOM Including base units with co-ordinating work surfaces, plumbing for an automatic washing machine and space for a dryer. Tiled floor. Cupboard housing the Ideal Logic gas fired central heating boiler. Door to the side elevation providing direct access to the rear garden.

FIRST FLOOR

BEDROOM ONE 19' 3" x 13' 10" (5.87m x 4.22m) A spacious double bedroom featuring a range of fitted wardrobes. Recessed spotlights. Ceiling coving. Charming circular window to the front elevation and additional window to the front elevation.

BEDROOM THREE / PLAY ROOM 8' 10" x 8' 5" (2.69m x 2.57m) A versatile room with recessed under stairs wardrobe with hanging rails and fitted shelving. Ceiling coving. Window to the rear elevation. A staircase provides access to:-

BATHROOM Comprising a walk-in shower with a rainfall shower head and a glass screen, bath with mixer tap and shower attachment, hand wash basin and a low suite wc. Heated towel rail. Recessed spotlights. Window to the rear elevation.

SECOND FLOOR

BEDROOM TWO 19' 4" (Maximum) x 14' 6" (5.89m x 4.42m) A further double bedroom with a velux window to the rear elevation providing a stunning view over open fields. Extensive under eaves storage space. Recessed spotlights.

EN SUITE SHOWER ROOM Comprising a walk-in shower with folding glass screen, hand wash basin with store cupboard below and a low suite wc. Recessed spotlights. Velux window.

OUTSIDE

GARAGE 19' 4" x 11' 0" (5.89m x 3.35m) Located just beyond the rear garden is a useful garage with provision for an electric door and power points.

GARDEN To the front of the property is a deceptively private south facing garden with a paved seating area and pebbled border. To the rear of the property is a well maintained garden featuring a paved seating area and a lawned section.

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

Please note - with the current Covid 19 view ing 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 view ing 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.

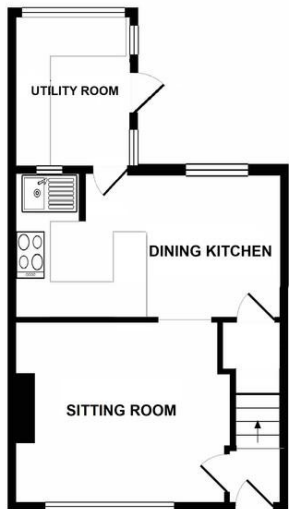
TENURE We understand the property is Freehold.

LOCATION When approaching Burley in Wharfedale from Ilkley on the A65, continue straight ahead at the first roundabout onto the Burley in Wharfedale bypass. Halfway along the bypass turn left into Greenholme Mills and immediately left into Great Pasture. Number 4 is then located on the right hand side.

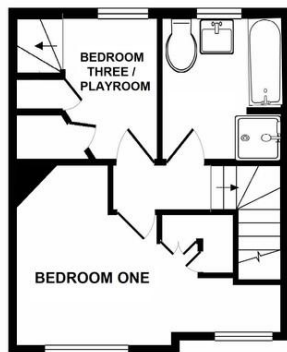
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist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

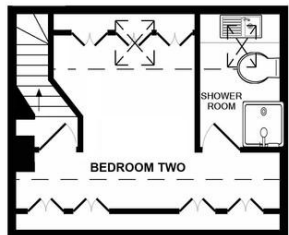




GROUND FLOOR



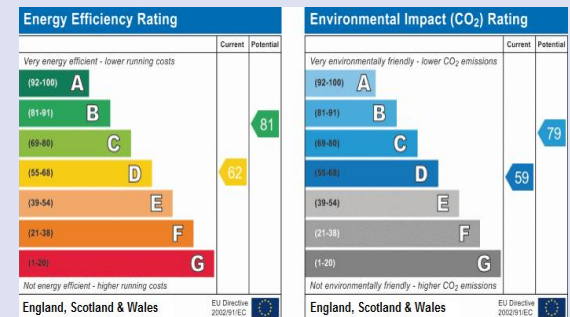
FIRST FLOOR



SECOND FLOOR

4 GREAT PASTURE

This plan is for reference only and is in accordance with RPA 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. Made with Metropix C2020



**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.