



Hall Drive, Burley In Wharfedale
Asking Price Of £445,000





10a Hall Drive

Burley In Wharfedale

LS29 7LL

AN IMPRESSIVE FIVE BEDROOMED SEMI DETACHED HOME APPOINTED THROUGHOUT TO A VERY HIGH STANDARD AND HAVING AN ENCLOSED WEST FACING REAR GARDEN

Located in a popular and established neighbourhood close to the edge of Burley in Wharfedale, this impressive semi-detached home offers imaginatively extended family accommodation appointed to a very high standard throughout. The property incorporates a welcoming hallway, a sitting room, dining room / family room and a superb fitted dining kitchen with adjoining utility room on the ground floor whilst at first floor level there are five good sized bedrooms and a bathroom with a modern white suite. To the rear of the property is a level principally lawned garden enjoying a pleasant westerly aspect.

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

RECEPTION HALL With a panelled entrance door, hardwood floor and an under stairs store cupboard.



SITTING ROOM 18' 3" x 11' 5" (5.56m x 3.48m) With a hardwood floor and a moulded ceiling cornice.

DINING ROOM / FAMILY ROOM 10' 5" x 8' 7" (3.18m x 2.62m) With glazed double doors opening onto the rear garden. Hardwood floor and a moulded ceiling cornice.

IMPRESSIVE DINING KITCHEN 17' 8" x 12' 5" (5.38m x 3.78m) With a Belfast sink and a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant working surfaces. Integrated appliances including a gas range cooker with filter hood over, fitted fridge, freezer and dishwasher. Ceramic tiled floor with under floor heating. Glazed double doors opening onto the rear garden.

UTILITY ROOM 5' 9" x 5' 1" (1.75m x 1.55m) With plumbing for an automatic washing machine and space for a dryer. Inset sink unit and mixer tap. Recessed spotlights and a ceramic tiled floor. Door to:-

CYCLE STORE 8' 2" x 7' 5" (2.49m x 2.26m) With an up and over door and housing a wall mounted gas fired central heating boiler.

CLOAKROOM With a pedestal wash basin and a low suite wc. Ceramic tiled floor and chrome heated towel rail.

FIRST FLOOR

LANDING Leading to:-

BEDROOM 15' 3" Maximum x 9' 5" (4.65m x 2.87m)

BEDROOM 10' 9" x 8' 8" (3.28m x 2.64m) With a recessed wardrobe.

BEDROOM 13' 4" x 7' 9" (4.06m x 2.36m)

BEDROOM 12' 6" x 7' 9" (3.81m x 2.36m)

BEDROOM 8' 8" x 7' 6" (2.64m x 2.29m)

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. Fitted cupboard. Part wall tiling.

OUTSIDE To the front of the property there is a block paved driveway providing off road parking, together with an easily maintained garden area.

To the rear of the property is an enclosed west-facing garden with a full width paved terrace leading onto a level lawn. Timber garden shed.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. 01943 817642

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.

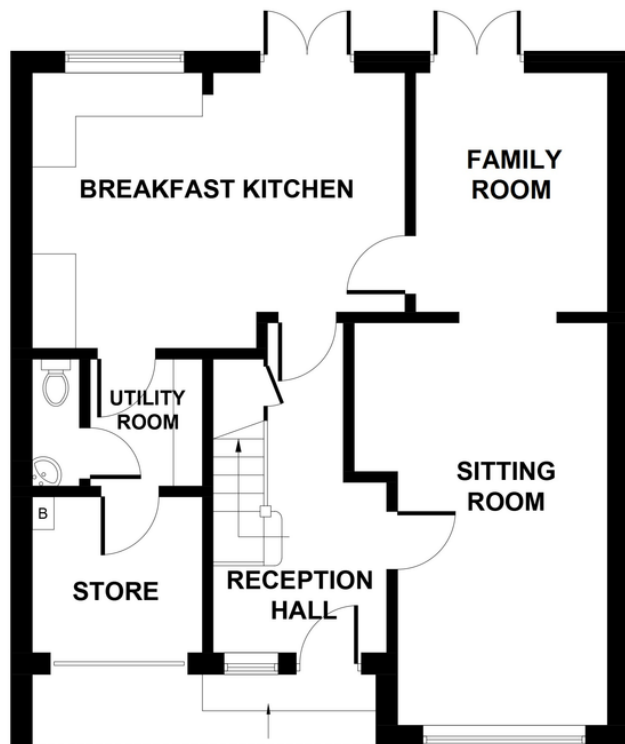
TENURE We understand the property is Freehold.

LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre, proceed up Station Road and take the fifth turning right into Southfield Road. At the end of Southfield Road turn right into Hall Drive. Number 10a is located towards the end of Hall Drive on the left-hand side.

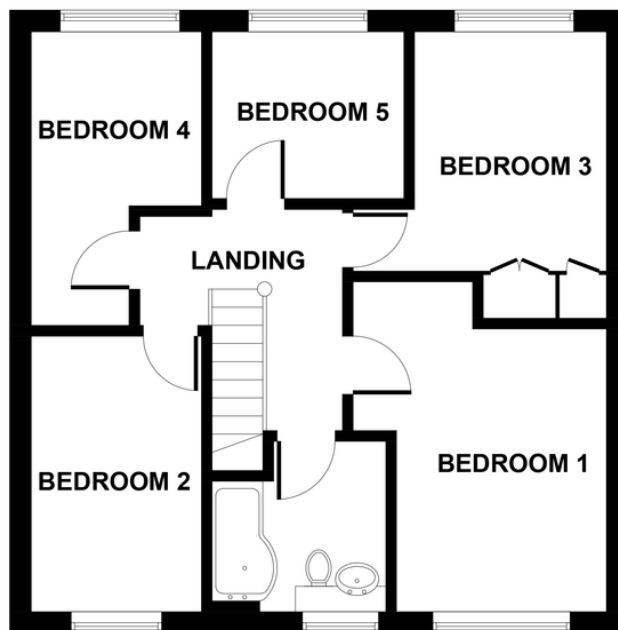
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist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





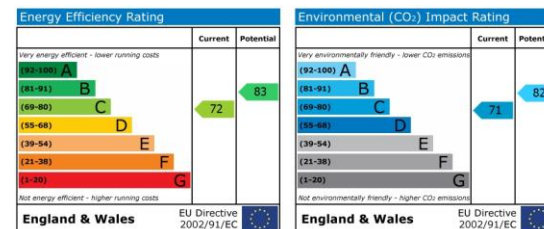
GROUND FLOOR



FIRST FLOOR

10A HALL DRIVE

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. (ID 482722)



**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.