



Prospect Road, Burley in Wharfedale
No Chain £297,500





24 Prospect Road

Burley in Wharfedale

LS29 7PN

OCCUPYING A CORNER PLOT AND SITUATED IN THE HEART OF THE VILLAGE A LIGHT AND AIRY THREE BEDROOMED SEMI DETACHED HOUSE WITH POTENTIAL TO EXTEND AND ALSO BENEFITTING FROM A SINGLE GARAGE AND OFF ROAD PARKING

Standing on a large corner plot of Prospect Road and Hasley Road, a generously proportioned three bedroomed semi detached home now in need of some modernisation. The ground floor comprises an entrance hall, spacious sitting room with adjoining dining area and kitchen whilst to the first floor are two double bedrooms, a further single bedroom, bathroom and separate w.c. Outside are gardens to three sides, a single garage with light and power and further off road parking.

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 13' 5" x 5' 11" Max (4.09m x 1.8m) A partially glazed door opening into an entrance hall with stairs leading up to the first floor. Under stairs storage cupboard.

SITTING ROOM 15' 1" x 12' 2" Max (4.6m x 3.71m) A spacious sitting room with an electric fire with stone surround and hearth. Window to the front elevation overlooking the front garden.

ADJOINING DINING ROOM 9' 3" x 8' 2" (2.82m x 2.49m) With glazed sliding doors opening into the rear garden and with far reaching views beyond. Serving hatch opening into:

KITCHEN 9' 11" x 8' 8" (3.02m x 2.64m) Comprising a range of base and wall units with coordinating work surfaces, breakfast bar and an inset stainless steel sink with tap. Space for an electric cooker and plumbing for a washing machine. Under stairs storage cupboard with space for a fridge freezer. Partially glazed side door and window to the rear.

FIRST FLOOR

LANDING With a window to the side elevation and loft hatch.

BEDROOM ONE 11' 0" x 10' 7" Plus Fitted Wardrobes (3.35m x 3.23m) A good sized double bedroom with a range of fitted wardrobes and a window to the front elevation.

BEDROOM TWO 11' 5" x 10' 4" (3.48m x 3.15m) Another double bedroom with a window to the rear elevation giving far reaching views. Cupboard housing the Ideal gas fired central heating boiler.

BEDROOM THREE 7' 7" x 7' 1" (2.31m x 2.16m) With fitted wardrobes and a window to the front.

BATHROOM With a panelled bath with shower over, pedestal hand wash basin and mirrored medicine cabinet. Partially tiled walls and a window to the rear elevation.

SEPARATE W.C. With a low suite w.c. and window to the side.

OUTSIDE

GARAGE 15' 9" x 9' 1" (4.8m x 2.77m) With an up and over door, light and power. Side door and window.

GARDEN To the front of the property are flower beds, a flagged path and steps leading up to the covered entrance. To the side is a large lawn area with flower beds and mature shrub borders. To the rear is a large hard standing leading to the single garage and a further off road parking space.

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.

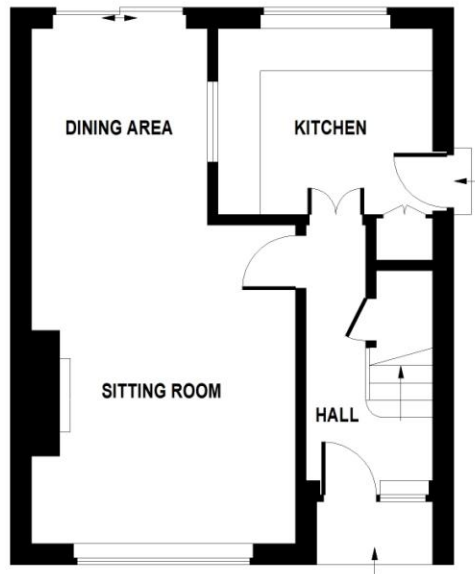
TENURE We understand the property to be Freehold.

LOCATION From the mini roundabout at the junction of Station Road and Main Street in the village centre, proceed up Station Road and immediately before the railway bridge turn left into Prospect Road. Continue along Prospect Road. Number 24 is located on the left hand side shortly before the junction with Hasley Road and can be identified by a Dale Eddison 'For Sale' board.

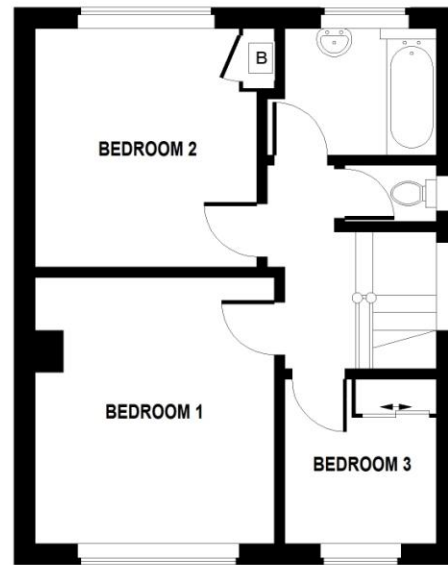
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist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





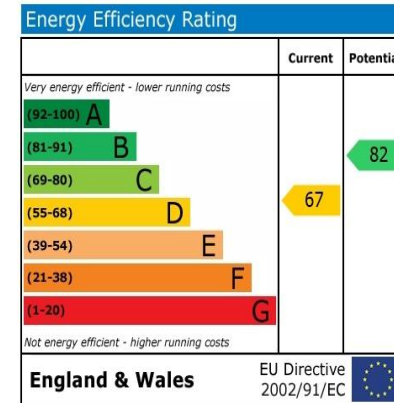
GROUND FLOOR



FIRST FLOOR

24 PROSPECT 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. (ID 696158)



**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.