



ALBERT SIMMONS
WAY, BURLEY IN
WHARFEDALE , LS29
7SL
£299,950
3 Bedroom House
EPC Rating: E



Enjoying a very pleasant and convenient location within this popular development very close to the centre of the village is this attractive stone built three bedroom townhouse. The property boasts a superb open plan living/ dining and kitchen area with access to the rear courtyard garden. Having spacious accommodation over two floors with a garage, parking and communal garden. Viewing is essential.

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. A commuter rail service to Leeds/Bradford city centers and 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 and the Yorkshire Dales National Park are only a short drive away.

ACCOMMODATION

GROUND FLOOR

OPEN PLAN LIVING ROOM/DINING AREA 27'06" x 25'05" (8.38 x 7.74m)

A truly fantastic open plan living space with a panelled entrance door and window to the side. Recessed spotlights. Radiators.

KITCHEN

With a range of base and wall units with work surfaces over. Stainless steel sink unit with mixer tap and single drainer. Integrated appliances including a fitted fridge and freezer, electric oven, hob and extractor hood over. Plumbing for both a dishwasher and automatic washing machine. Splashback tiling and recessed spotlights.

W.C CLOAKS

With a low flush W.C and pedestal wash hand basin. Recessed spotlights and radiator.

FIRST FLOOR

LANDING

With a radiator, cupboard housing the combination boiler and access to the roof space.

BEDROOM ONE 11'09" x 11'05" (3.58 x 3.47m)

With a recessed wardrobe, downlighters, radiator and a roof light window.

EN SUITE SHOWER ROOM

With a shower cubicle, pedestal wash basin and a low suite wc. Recessed spotlights and extractor fan. Towel radiator.

BEDROOM TWO 10'01" x 14'06" (3.08 x 4.42m)

With a roof light window. Radiator and downlighters.

BEDROOM THREE 9'03" x 11'07" (2.82 x 3.53m)

With a roof light window. Radiator and recessed wardrobe.

BATHROOM

With a modern white suite comprising a panelled bath having a shower over, low suite wc and pedestal wash basin. Heated towel rail. Part wall tiling.

OUTSIDE

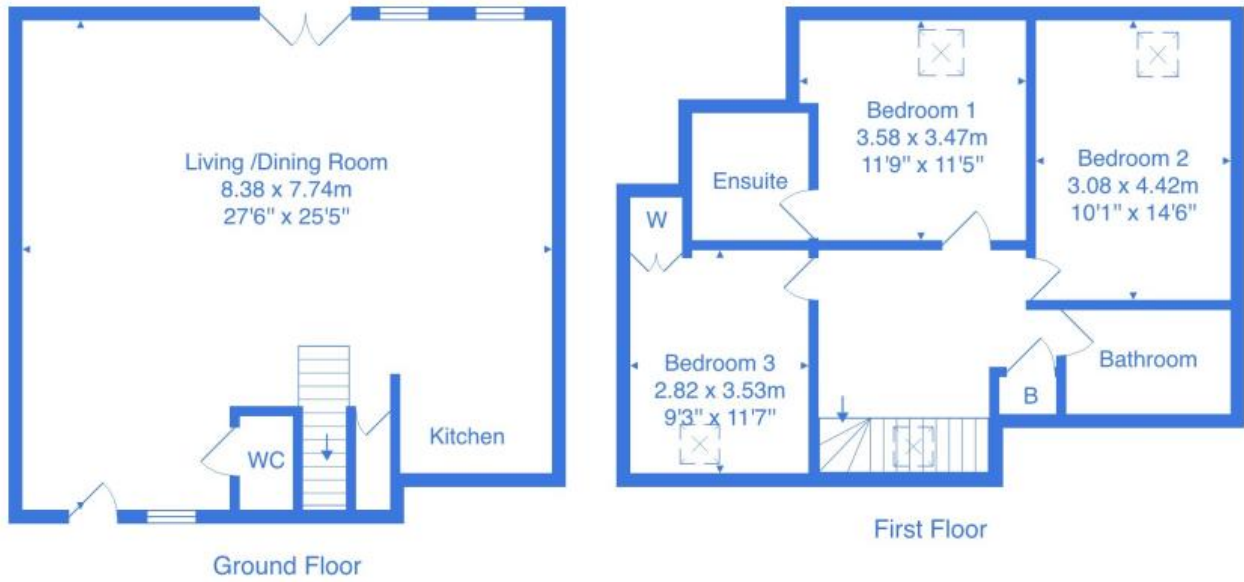
SINGLE GARAGE

With an up and over door. There is an additional parking space in front of the garage.

GARDEN

The property has the use of a communal garden area, located to the rear of The Old School.





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D			64	(55-68) D		61	
(39-54) E		44		(39-54) E		43	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

We have been advised that the lease commenced 5/9/03 until 31/12/2127. The Ground Rent is £150 per annum and the Service Charge is £500/£600 per annum.

AGENTS NOTES:

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