

# Ornella's Estates

PROUDLY INDEPENDENT



25 Norwood Avenue

Burley In Wharfedale, Ilkley, LS29 7EG

Price £120,000





# 25 Norwood Avenue

Burley In Wharfedale, Ilkley, LS29 7EG

Price £120,000



## INTRODUCTION

Fantastic Opportunity in Burley in Wharfedale – Ideal for Renovation Enthusiasts!

Nestled in the heart of sought-after Burley in Wharfedale, this spacious first-floor flat offers an exciting opportunity for those looking to put their own stamp on a home. With its own private entrance, detached garage, and rear garden this property is perfect for first-time buyers, or those looking to downsize.

The layout comprises a welcoming entrance with stairs leading to the first floor, where you'll find a bright and airy lounge, a separate kitchen, two well-proportioned bedrooms, and a house bathroom. While in need of modernisation, this property presents a blank canvas for buyers to create a stylish and comfortable home to suit their taste.

Outside, the detached garage provides valuable storage, while a rear garden offer a pleasant outdoor retreat.

With fantastic local amenities, transport links, and a thriving village atmosphere, this is a rare chance to add value and design your perfect home in a wonderful location.

Don't miss out—unleash this property's full potential! Contact us today to arrange a viewing.

## LOCATION

Discover the Charm of Burley in Wharfedale

Nestled in the stunning Wharfedale Valley, Burley in Wharfedale is a picturesque and highly sought-after village offering the perfect blend of countryside tranquility and modern convenience. With its quaint

village atmosphere, thriving community, and excellent amenities, Burley is a wonderful place to call home. Enjoy scenic walks along the River Wharfe, explore the beautiful nearby countryside, or relax in one of the welcoming local cafés and pubs. The village boasts highly regarded schools, independent shops, and fantastic transport links, including a direct train service to Leeds, Bradford, and Ilkley—making it ideal for commuters and nature lovers alike. Whether you're looking for a peaceful retreat or a vibrant community to be part of, Burley in Wharfedale offers the best of both worlds.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 8DQ

## ACCOMMODATION

### PRIVATE ENTRANCE HALLWAY

Comprising Upvc double glazed door to the side elevation entrance. Space to hang coats. Stairs to first floor.

### LANDING AREA

This is a light and airy landing area with a glass door opening onto a balcony area. Two storage rooms. Doors leading to:

### LOUNGE

14'9" x 12'7" (4.51 x 3.86)

This is a spacious light and airy lounge. Comprising Upvc double glazed windows to the front elevation. Radiator. TV point. Gas fire with tiled back and base.

### KITCHEN

12'2" x 8'8" (3.72 x 2.66)

Comprising Upvc double glazed windows to the rear elevation. Wall and base units with laminate worktops over. Points for gas cooker, washing machine and fridge freezer. Pantry. Sink one and a half bowl single drainer.

Tel: 01943 661506

### BEDROOM.1.

14'6" x 8'6" (4.43 x 2.61)

Comprising Upvc double glazed window to the front elevation. Radiator.

### BEDROOM.2.

14'0" x 8'7" (4.29 x 2.63)

Another double bedroom comprising Upvc double glazed window to the front elevation. Radiator.

### HOUSE BATHROOM

5'9" x 5'1" (1.77 x 1.55)

Comprising Upvc double glazed window to the side elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Fully tiled walls. Radiator.

### OUTSIDE

#### DETACHED GARAGE FOR STORAGE

There is a detached garage for storage

#### REAR GARDEN

Mainly laid to lawn.

#### ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors.

We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

#### PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

#### MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

#### BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

#### LEASEHOLD

Please note that there are 87 years left on the lease. Please note that the service charge is £219.00 per annum and the ground rent is £10 per annum.





Road Map



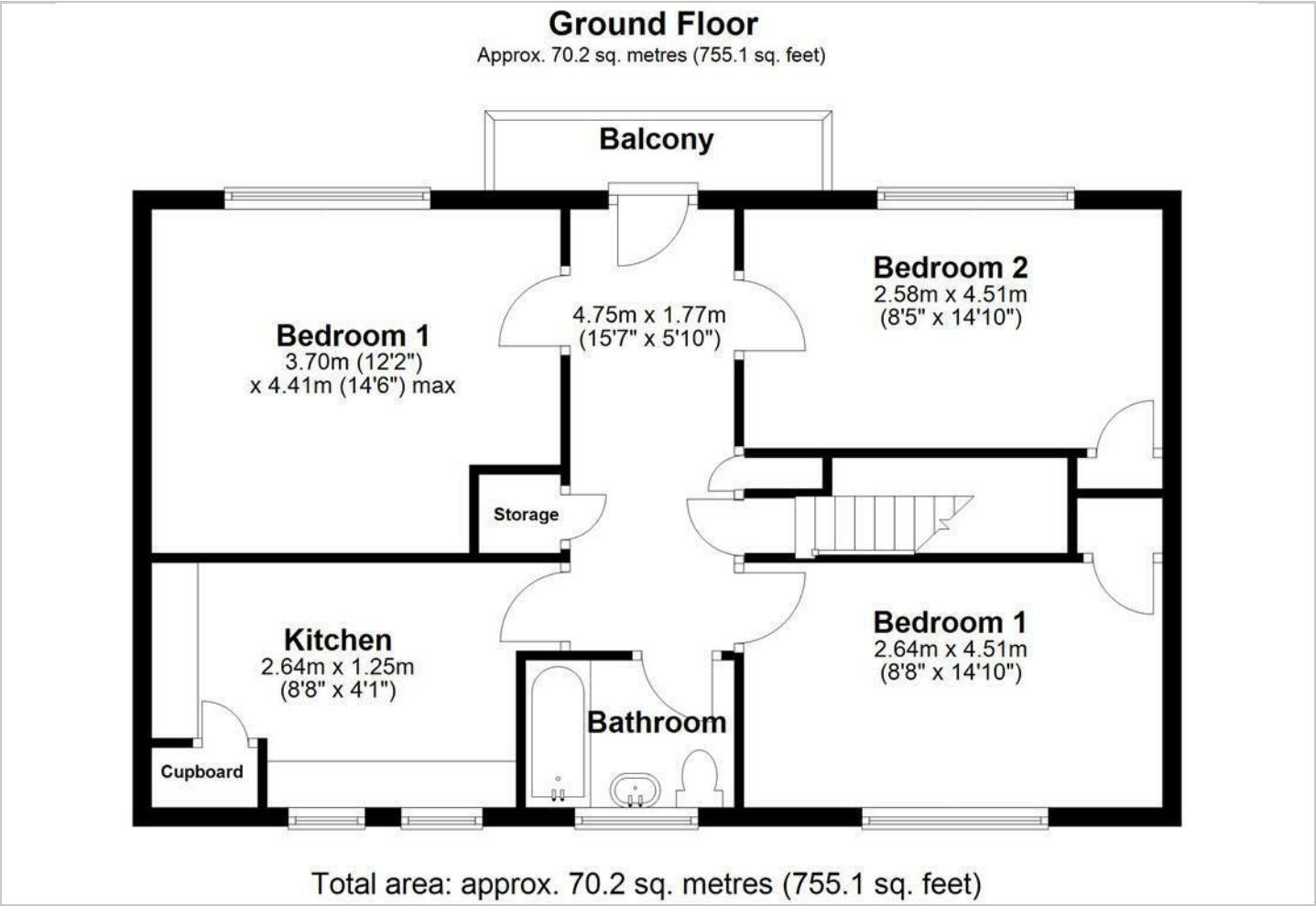
Hybrid Map



Terrain Map



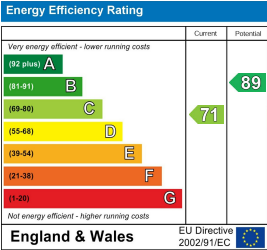
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.