



HUNTERS[®]
HERE TO GET *you* THERE

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Langford Road, Burley In Wharfedale, LS29

£175,000



This spacious ground floor two double bedroom apartment, located in the popular village of Burley in Wharfedale, comes to the market CHAIN FREE and has the benefit of it's own private entrance and private gardens front and rear. The property briefly comprises:- entrance hall, bedroom one, under stairs storage, bedroom two, bathroom with over bath electric shower, kitchen, living room with feature fireplace. Externally, there is a lawned garden to the front and a flagged patio and lawned to the rear.

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.

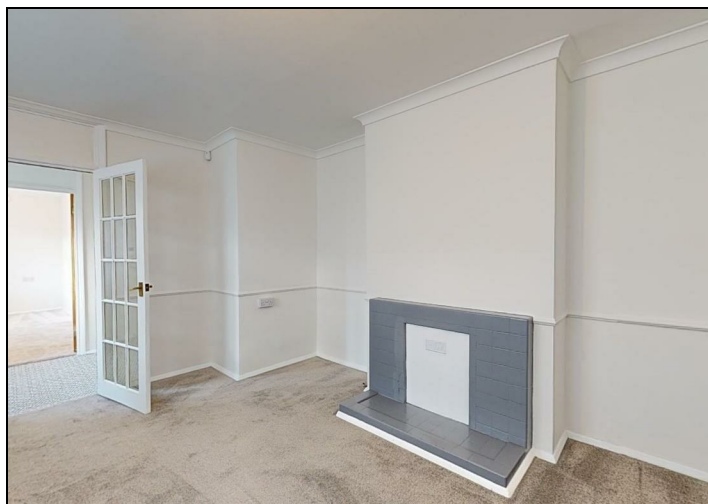
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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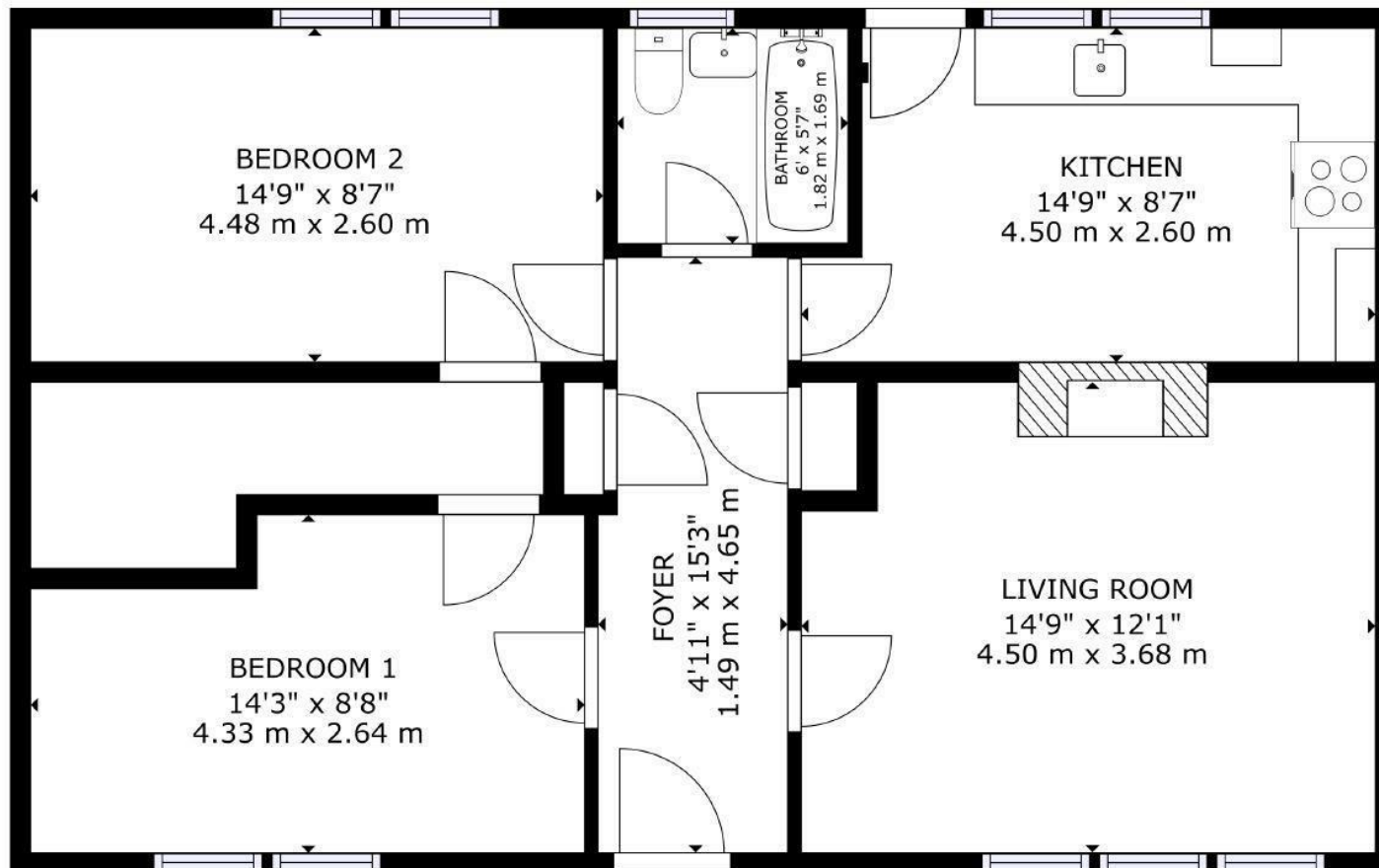
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KEY FEATURES

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE GARDENS FRONT AND REAR
 - DINING KITCHEN
 - PLEASANT OUTLOOK
 - EPC RATING D
- COUNCIL TAX BAND A
 - NO CHAIN







GROSS INTERNAL AREA
FLOOR 1: 729 sq ft, 67.71 m²
TOTAL: 729 sq ft, 67.71 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards Burley in Wharfedale along the bypass. At the roundabout, turn left, then at the next roundabout take the third exit onto Main Street. Continue along Main Street, going straight ahead at the mini roundabout, and at the next mini roundabout turn left up Station Road. After about 350 metres turn right into Langford Road, the fourth turning on the right. Continue a similar distance along Langford Road and the property is on the right hand side identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Leasehold. The property is held on a 125 year lease from June 2019. The current service charge is £304 per annum, and that figure includes buildings insurance. the annual ground rent is £10.

Council Tax Band A, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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