



HUNTERS[®]
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Oak Avenue, Burley In Wharfedale, LS29

Guide Price £320,000



***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £320,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

A deceptively spacious four double bedroom property set over two floors in the heart of Burley in Wharfedale. Now in need of a comprehensive renovation throughout but offering lots of future potential this property comes to market with **NO ONWARDS CHAIN**. In brief, on the ground floor, there is an entrance hall, well proportioned living room, a well proportioned kitchen leading to the dining room, a further reception room, a sun room, a bathroom and two double bedrooms one with an en suite; to the first floor there are two double bedrooms and a further bathroom. Outside, there is parking to the front, a driveway to the side leading to the double garage and the rear garden. The property enjoys the benefits of being on quiet cul de sac.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, post office, two outstanding primary schools, doctors surgery, library and a variety of sporting and recreational facilities. Regular rail links to Leeds/Bradford city centres and Ilkley make the village popular with commuters and there are bus services to Otley. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and also benefits from well-regarded schools for all ages including Ilkley Grammar School.

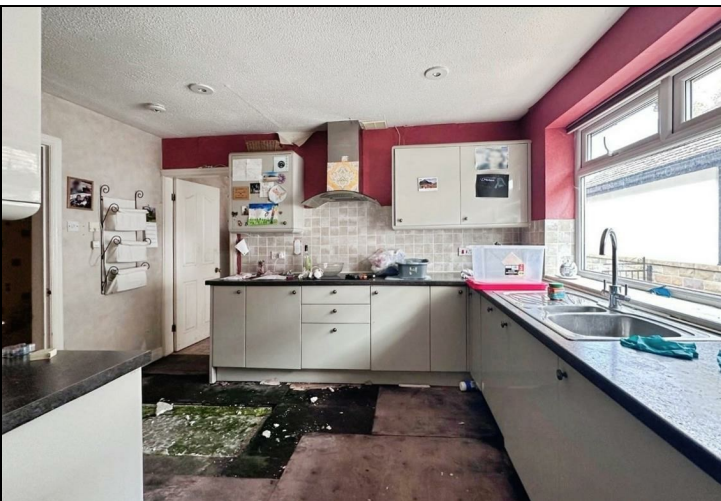
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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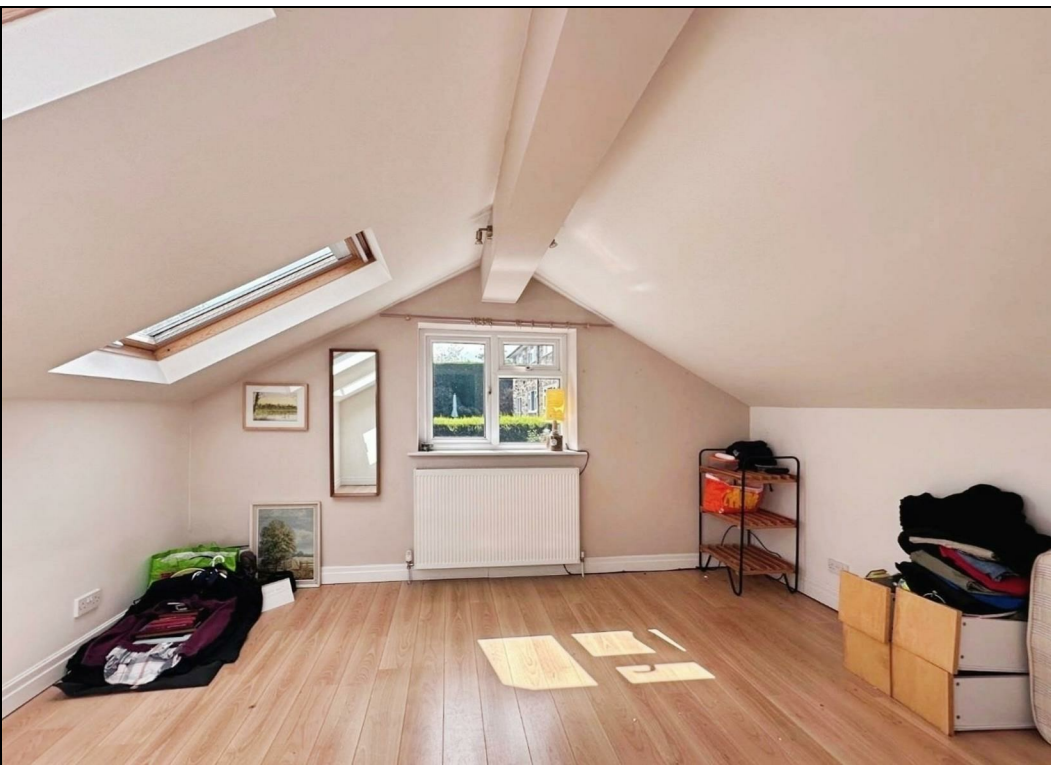
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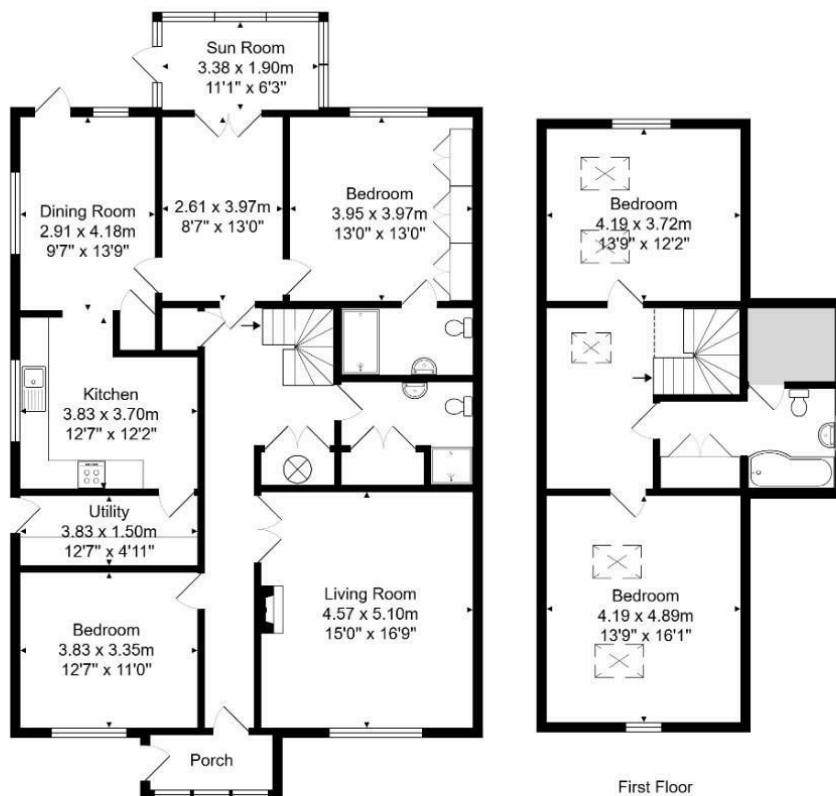
KEY FEATURES

- FOUR DOUBLE BEDROOM DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER
- TWO BEDROOMS ON EACH FLOOR
 - SPACIOUS LIVING ROOM
 - REAR SUNROOM
 - TWO BATHROOMS
- DOUBLE GARAGE AND DRIVEWAY
 - EPC RATING C
- IN NEED OF FULL RENOVATION THROUGHOUT
- NO ONWARDS CHAIN









Ground Floor

First Floor

Total Area: 201.7 m² ... 2171 ft²

DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed on Burras Lane then take a right onto West Chevin Road, left onto Bradford Road then take the third exit at the roundabout onto A660. At the Burley roundabout take the first exit towards the next roundabout. Take the second exit onto Bradford Road then the first right onto the Sandholme estate. As you come through the other side of the estate the road becomes Rose Bank. At the start of Rose Bank turn right onto Oak Avenue and the property can be found on the right hand side and is clearly marked by our FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F, Bradford City Council

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		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(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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