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# Manor Park, Burley In Wharfedale, LS29

£750,000

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Located in the much sought after area of Manor Park, Burley In Wharfedale.

Set on an exceptionally generous plot with gardens to the front, side and rear, this substantial four double bedroom home offers a wonderful chance for anyone looking to create a truly special home. Tucked away on a peaceful and attractive cul-de-sac, the setting and endless potential makes this an exciting opportunity. Inside, to the ground floor the property opens with a large entrance hallway with cloakroom. The ground floor also consists of a grand and spacious sitting room overlooking the private south facing garden, a kitchen with separate utility area, a dining room, and an office. Upstairs, there are four well proportioned double bedrooms and a family bathroom. Outside, there is parking for several cars and a large garage. Overall, this is an excellent opportunity for anyone looking to create a superb family home.

The surrounding area of Burley In Wharfedale is known for its picturesque landscapes and community spirit, making it an excellent choice for families and individuals alike. With its prime location, this home offers easy access to local amenities, schools, and transport links, making daily life both convenient and enjoyable. Whether you are looking to settle down in a peaceful neighbourhood or seeking a property with potential for growth, this detached house in Manor Park is a wonderful opportunity not to be missed.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



## KEY FEATURES

- DETACHED FAMILY HOME
  - FOUR BEDROOMS
- IMPRESSIVE SOUTH FACING GARDENS
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION AND BUILDING REGULATIONS
  - ATTACHED TANDEM GARAGE
- GREAT POTENTIAL IN A SOUGHT AFTER POSITION
  - CUL DE SAC LOCATION
  - EPC RATING D
  - NO CHAIN





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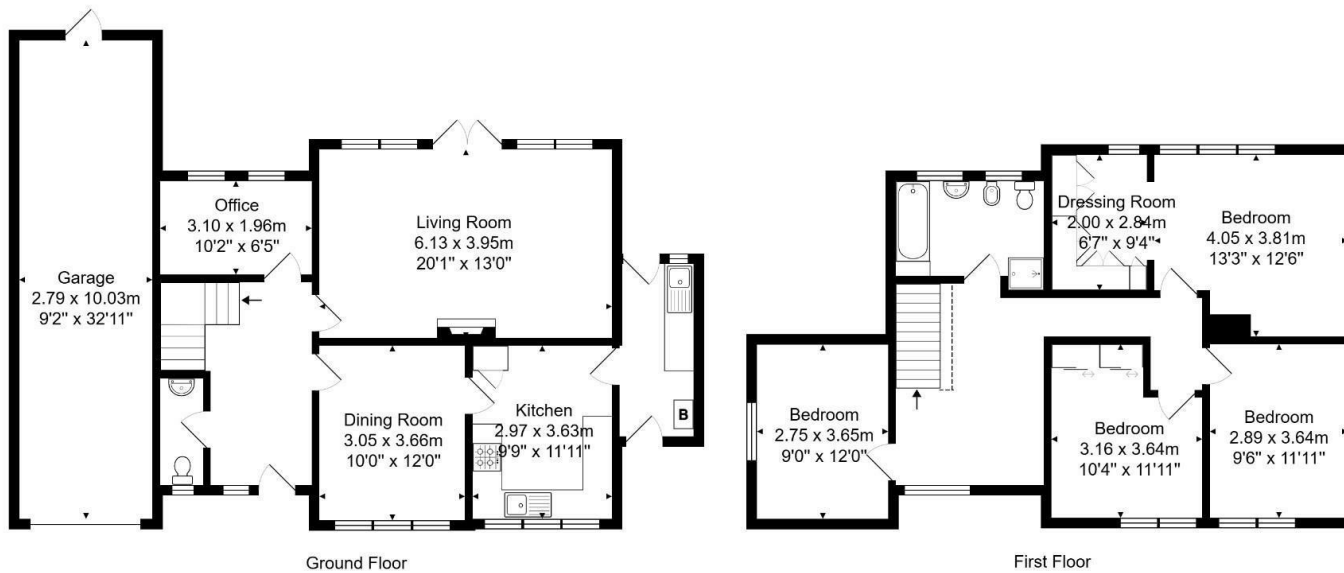
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Total Area: 182.5 m<sup>2</sup> ... 1965 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

**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 continue straight towards Ilkley, stay on this road until you reach Manor Park which is the first turning on the right, once on the estate keep right and the property is on the left hand side at the end of the cul-de-sac.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band G 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 more than 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		