



HUNTERS[®]
HERE TO GET *you* THERE



Endor Grove, Burley in Wharfedale, LS29

£450,000



A well presented three bedroom extended family home in a sought after village location. On the ground floor is a welcoming entrance hall, 'L' shaped living room, dining room, downstairs WVC, kitchen and utility room and conservatory that leads out onto the south facing rear garden. The first floor comprises two good size double bedrooms, a further bedroom and house bathroom. Externally the garden is laid to lawn at the front of the property and to the rear is a garden further laid to lawn with a driveway and single garage. Viewing is highly recommended.

Burley in Wharfedale is a much sought after village which benefits from a selection of shops, pubs, restaurants, a post office, primary schools, doctors surgery 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 and also Harrogate. Ilkley is located less than 5 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants and bars.

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

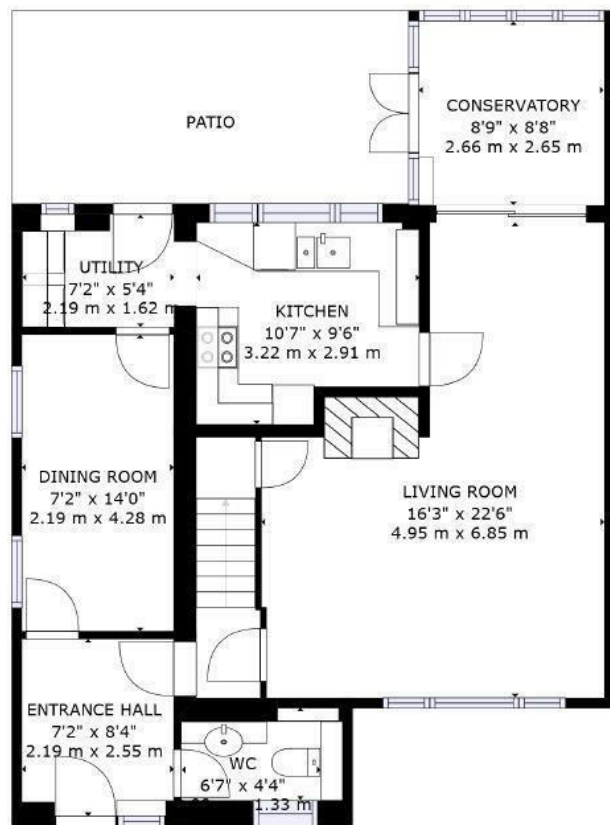
- CHAIN FREE
- EXTENDED THREE BED SEMI
- GARDENS TO FRONT AND REAR
 - CUL-DE-SAC LOCATION
 - SOUGHT AFTER VILLAGE
- GARAGE
- DRIVEWAY
- EPC RATING C



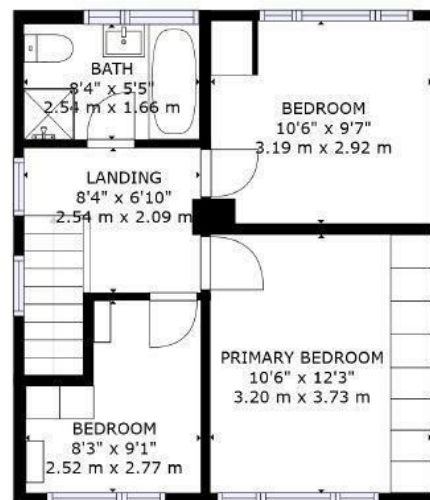








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 699 sq. ft, 65 m², FLOOR 2: 430 sq. ft, 40 m²
EXCLUDED AREAS: , CONSERVATORY: 77 sq. ft, 7 m²
PATIO: 172 sq. ft, 16 m²
TOTAL: 1130 sq. ft, 105 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



AGENTS NOTES

Tenure: Freehold

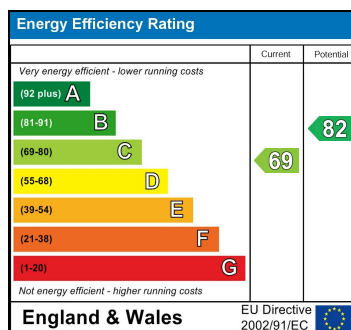
Council Tax Band D, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

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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