



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Summer Manor, Ilkley Road, Burley In Wharfedale, LS29

## £355,000

**HUNTERS®**  
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A fantastic opportunity to acquire a retirement apartment within the exclusive Summer Manor development, within easy reach of Burley in Wharfedale village amenities. Apartment 28 is a spacious two bedroom apartment measuring 767 square feet. It's ideally located on the second floor and boasts a north westerly Juliette balcony. The spacious living room is decorated in a natural colour which gives a bright and airy feel. The kitchen has been thoughtfully designed with ample work surface and storage, and includes an oven at waist height, plus an integrated fridge freezer. The property is held on a 999 year lease from June 2023 and the weekly service charge is currently £98.87 per week (reviewed annually). McCarthy Stone have a host of packages available to make moving easier, such as Part Exchange and Smooth Move.

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, 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 and bars.

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## KEY FEATURES

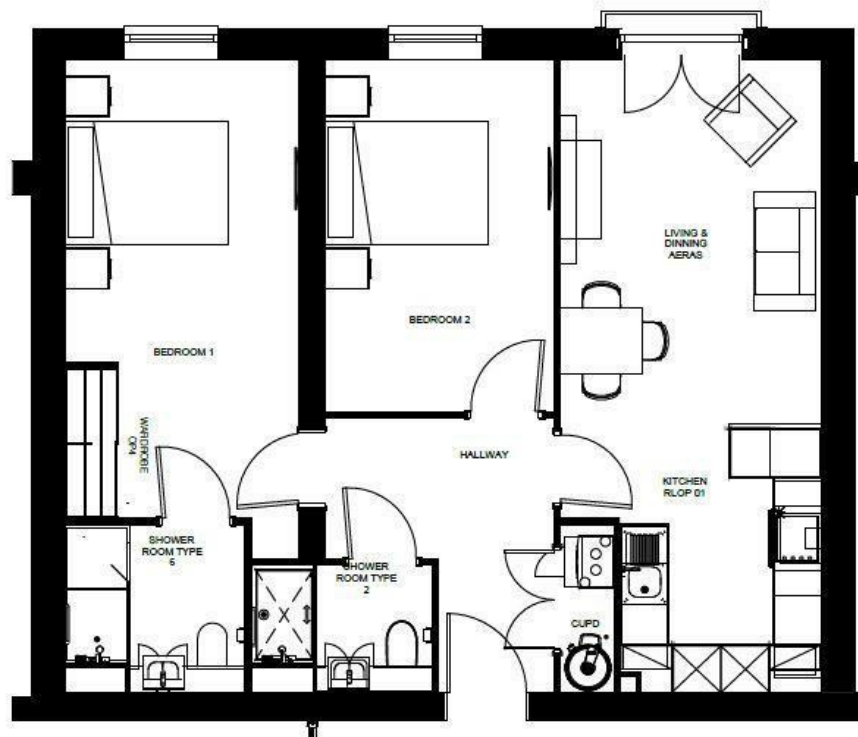
- TWO BEDROOM RETIREMENT APARTMENT
- SECOND FLOOR WITH JULIETTE BALCONY
- EXCLUSIVE MCCARTHY STONE SUMMER MANOR DEVELOPMENT
  - CAR PARKING
  - COMMUNAL LOUNGE
  - HOUSE MANAGER
  - PETS ALLOWED
- BURLEY IN WHARFEDALE VILLAGE AMENITIES CLOSE BY











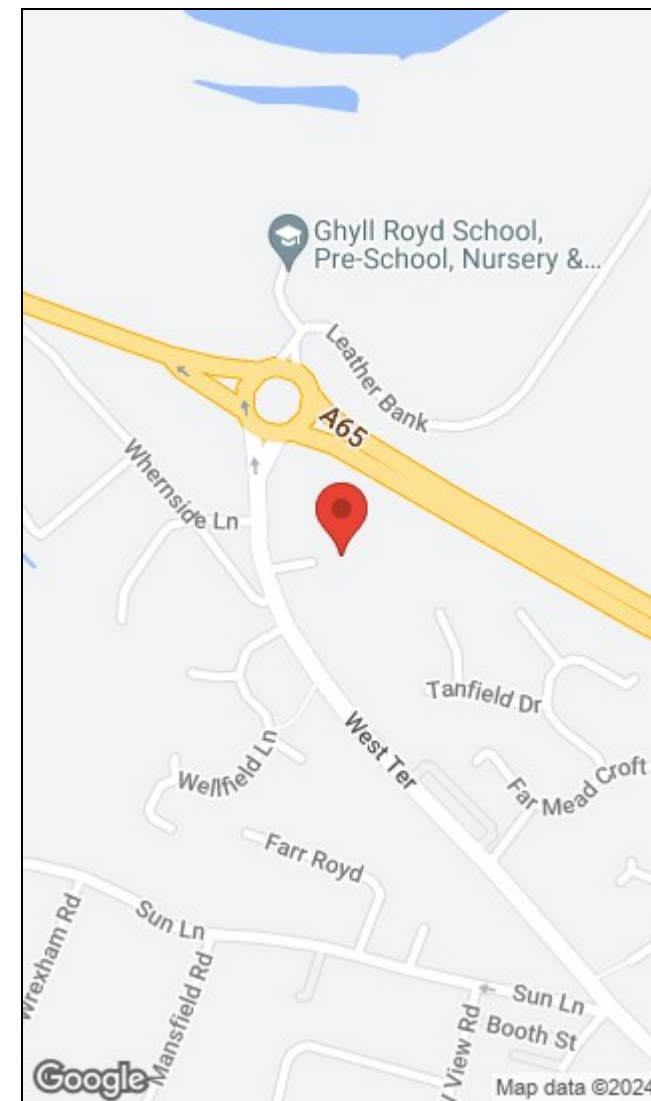
RL 201R  
Apartment 28  
Clean Apartment Plans

Area :  
767.1 sq. ft  
71.27 sq. m

Measured to finished plasterboard  
base disregarding minor walls

Room	Dimension Inches	Dimension Millimetres
Living	10' - 4" x 10' - 5 1/2"	2597mm x 2617mm
Kitchen	10' - 7" x 8' - 1"	3230mm x 2460mm
Shower Room Type 1	7' - 2 1/2" x 8' - 8 1/2"	2205mm x 2520mm
Shower Room Type 2	7' - 5 1/2" x 8' - 1"	2205mm x 2520mm
Bedroom 1	10' - 4" x 9' - 4"	2597mm x 2835mm
Bedroom 2	14' - 1" x 9' - 2"	4218mm x 2300mm

Maximum room dimensions measured to  
finished plasterboard



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