



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Aireville Terrace, Burley in Wharfedale, LS29

£289,950

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A well presented three bedroom family home in the sought after village location of Burley-In-Wharfedale, tastefully updated by the current owners. Of particular note is the solid oak banister and solid oak doors throughout. To the front, the property benefits from off road parking for two cars. On the ground floor is a welcoming hallway, downstairs W/C, kitchen with breakfast bar, living room through to conservatory with French doors leading to the generous south facing garden. The first floor comprises of two good size double bedrooms, a further bedroom and house bathroom.

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.

4-5 Crescent Court, Brook Street, Ilkley, West Yorkshire, LS29 8DE | 01943 660500  
ilkley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Ltd | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

## ACCOMMODATION

The property benefits from having UPVC double glazing and gas fired central heating throughout.

## GROUND FLOOR

### HALLWAY

Having UPVC front door, radiator, under stair storage cupboard, space for freezer/tumble dryer, UPVC back entrance door.

### KITCHEN

Having window to the front elevation, radiator, range of wall and base units with complementary work surface, one and a half times sink with drainer, four ring induction hob with extractor over, electric oven, integral under counter fridge, plumbing for dishwasher/space for freezer, plumbing for washing machine, cupboard housing boiler, breakfast bar.

### LIVING ROOM

Having radiator, gas fire with fireplace surround, double doors leading to:

### CONSERVATORY

Having surrounding windows, two radiators, French rear entrance doors.

### DOWNSTAIRS WC

Having frosted window to the rear elevation, WC, pedestal wash hand basin.

## FIRST FLOOR

### LANDING

Having smoke detector.

### MASTER BEDROOM

Having window to the rear elevation, radiator.

### BATHROOM

Being part tiled, having frosted window to the rear elevation, low level WC, wash hand basin with vanity unit below, radiator, shower cubicle with thermostatic shower.

### BEDROOM TWO

Having window to the front elevation, radiator.

### BEDROOM THREE

Having window to the front elevation, radiator.

## OUTSIDE

To the front of the property there is a driveway for two cars. To the rear of the property there is a well maintained lawned garden with decked area.

## DIRECTIONS

From our Hunters Ilkley offices in Crescent Court, proceed along the A65 to Burley in Wharfedale. On entering the village proceed along Main Street then turn right at the mini roundabout onto Station Road. Turn right onto Aireville Terrace and the property can be found a short distance on the left hand side.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band B, 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 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.

## LETTINGS \* INVESTMENT \* MANAGEMENT

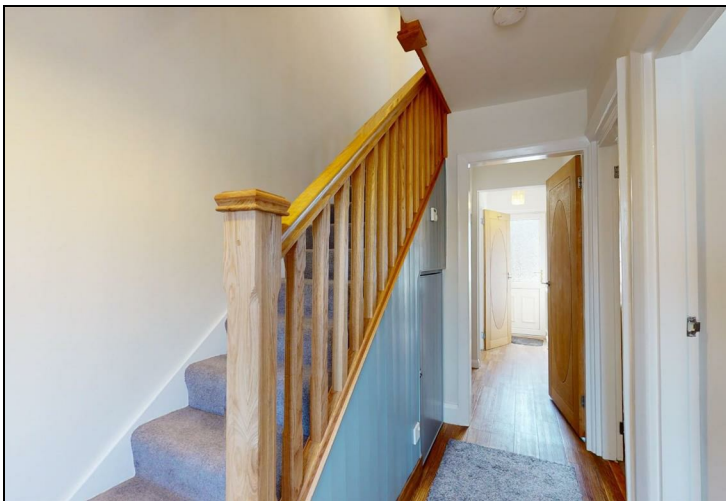
For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

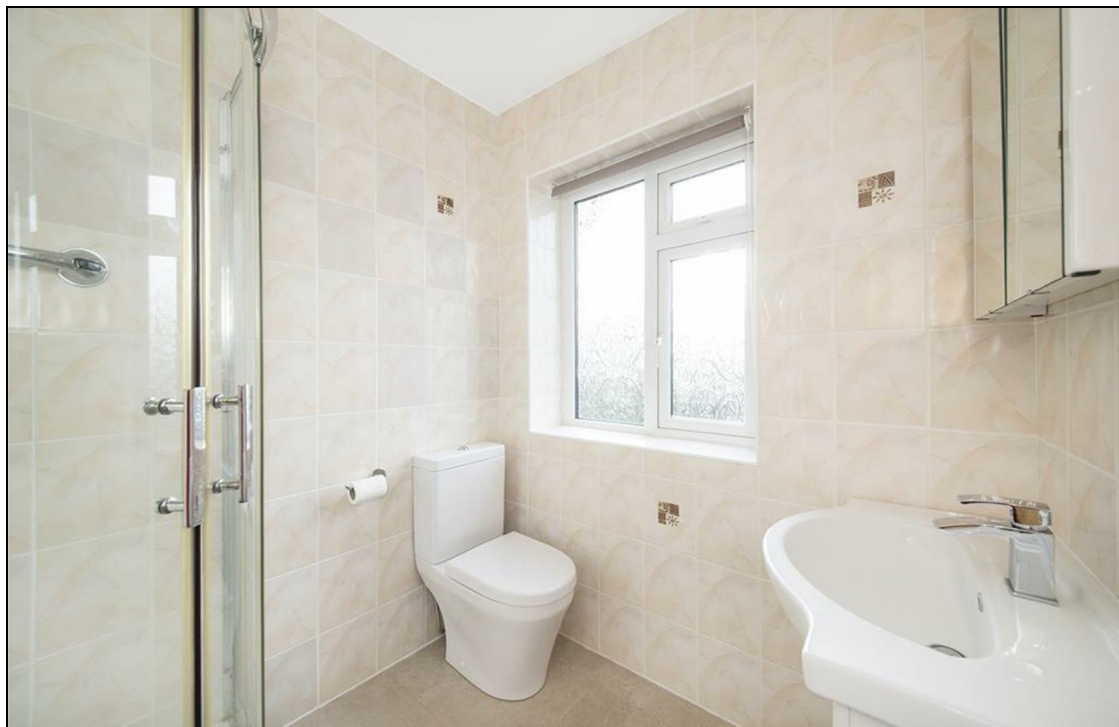
## DISCLAIMER

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.

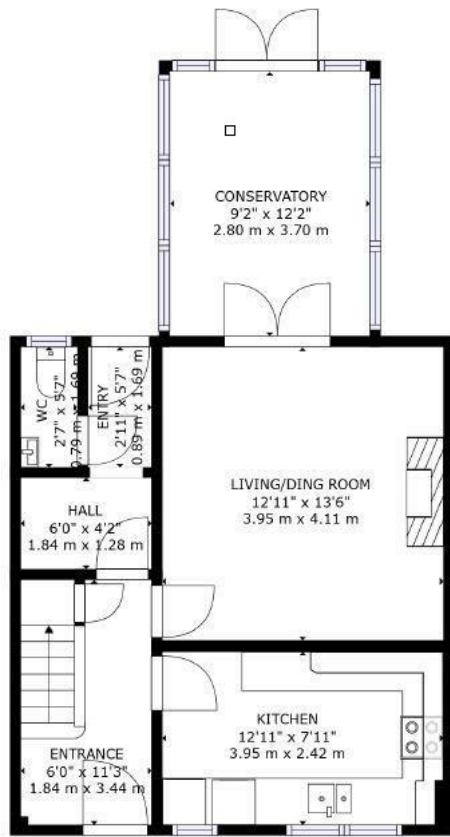
## KEY FEATURES

- WELL PRESENTED TERRACED HOUSE
  - THREE BEDROOMS
- CENTRAL VILLAGE LOCATION
- NEARBY TRANSPORT LINKS
- GENEROUS REAR GARDEN
  - OFF ROAD PARKING
  - EPC RATING C

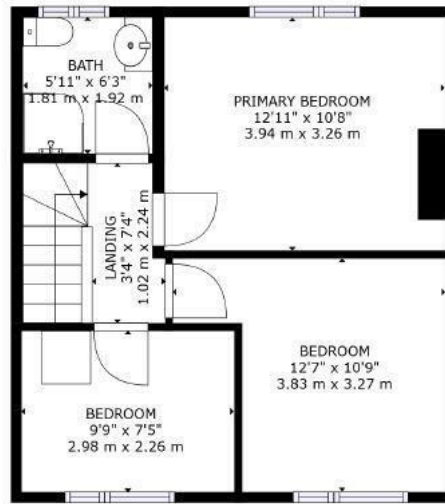






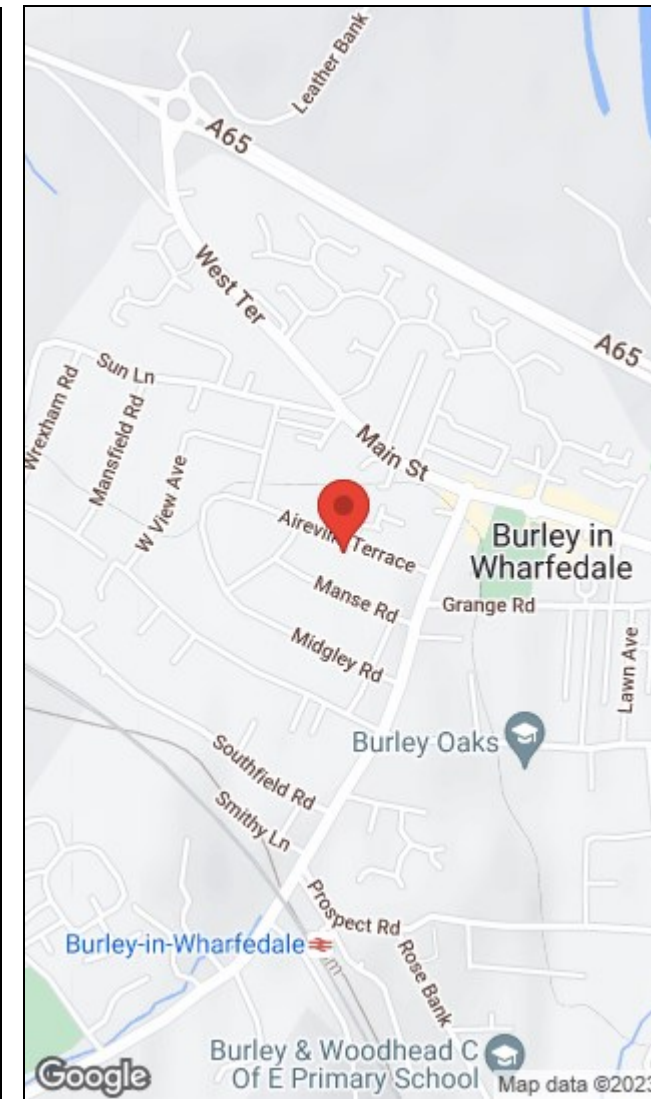


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 428 sq. ft, 40 m2, FLOOR 2: 426 sq. ft, 40 m2  
 EXCLUDED AREAS: , CONSERVATORY: 112 sq. ft, 10 m2  
 TOTAL: 854 sq. ft, 79 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		82
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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