

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Endor Crescent

Burley in Wharfedale, LS29 7QH

£1,500 Per Calendar Month



**\*\*AVAILABLE IMMEDIATELY\*\*** An immaculately presented and good sized three bedroom family home in a sought after village location. To the front, the property benefits from a detached garage, parking and front garden. On the ground floor is a welcoming hallway, living room with a stove, downstairs WC and a bright and spacious open plan kitchen/dining room with French double doors out onto the paved patio seating area. The first floor comprises of two good size double bedrooms, a further bedroom and house bathroom. 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.





ACCOMMODATION

The property benefits from having gas fired central heating throughout. Front entrance porch leads to timber front entrance door:

HALLWAY

Having original stained glass character windows, radiator, smoke detector, thermostat.

LIVING ROOM 11'10" x 12'0" (3.60 x 3.65)

UPVC double glazed bay window to front elevation, radiator, coal burning fireplace with marble hearth & surround, TV point.

KITCHEN AREA 5'2" x 8'2" (1.57 x 2.50)

UPVC double glazed window to rear elevation, UPVC side entrance door, radiator, range of wall and base units with complimentary work surface, breakfast bar, one and a half times sink with drainer, four ring electric hob with extractor over, electric oven, integral dishwasher.

DINING AREA 11'10" x 12'0" (3.61 x 3.67)

Radiator, UPVC french double doors leading to patio area in rear garden.

WC 4'3" x 4'4" (1.29 x 1.31)

UPVC double glazed opaque window to side elevation, low level WC, wash hand basin with vanity unit below, freestanding washing machine, boiler.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, smoke detector.

BATHROOM 6'0" x 7'2" (1.84 x 2.19)

Being part-tiled; having UPVC double glazed opaque window to rear elevation, wash hand basin with vanity unit below, low level WC, radiator, bath with thermostatic shower over, extractor fan, integral storage cupboards.

MASTER BEDROOM 11'10" x 12'1" (3.60 x 3.69)

UPVC double glazed window to rear elevation, radiator.

BEDROOM TWO 10'10" x 12'0" (3.29 x 3.66)

UPVC double glazed window to front elevation, radiator.

BEDROOM THREE 7'1" x 7'10" (2.16 x 2.39)

UPVC double glazed window to front elevation, radiator, loft hatch.

OUTSIDE

FRONT GARDEN

Having a driveway for multiple cars and a garage to the side of the property, front entrance porch and lawned garden area to the front.

REAR GARDEN

Having a paved patio area to the rear of the property, with a generous lawned garden area.

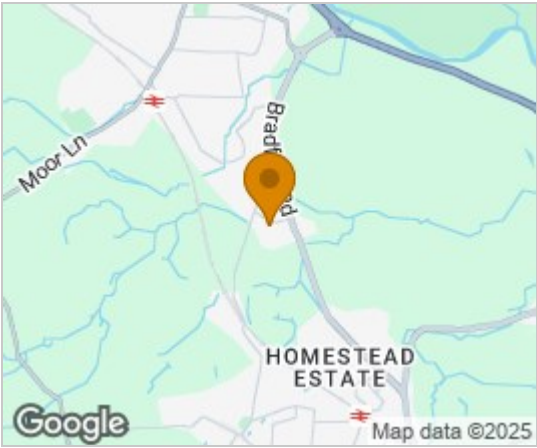
ADDITIONAL SERVICES

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.

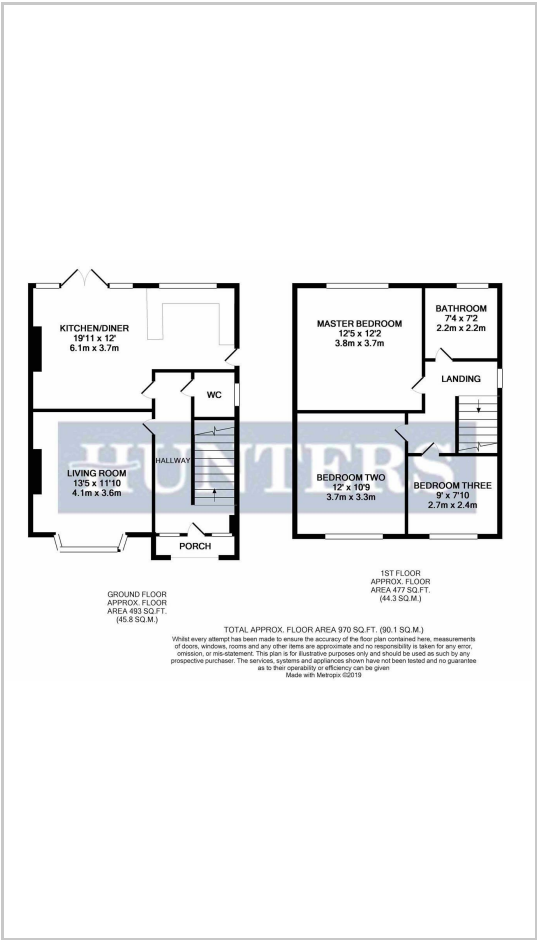
LETTINGS \* INVESTMENT \* MANAGEMENT

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.

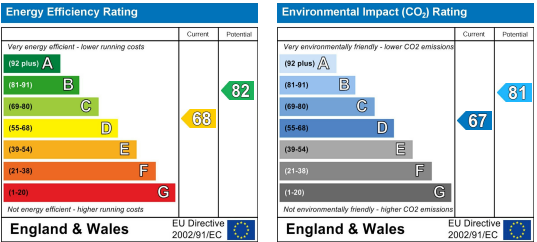
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.