



## 30 Main Street, Burley in Wharfedale

We are delighted to bring to the market this Grade II listed Georgian home tucked away in the heart of the village of Burley in Wharfedale.

Estate Office, Station Road, Burley In Wharfedale,  
Ilkley, LS29 7ND

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## 30 Main Street, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7DT

Ilkley 4.5 miles, Leeds 13 miles, Harrogate 14 miles (all distances approximate)

**Guide Price: £975,000**

### General Remarks

Having been home to the existing owners for the past 25 years, this house is believed to date back to 1760. It has undergone many a transformation and refurbishment, and now it proudly provides a generously proportioned home with a wealth of period features and quality fixtures and fittings.

The property enjoys the benefits of gas central heating and double glazing plus louvred shutters to several windows.

Enjoying generous, well maintained gardens, with far reaching views, the house is approached via a cobbled archway.

On entering the property, via the stable door, you are welcomed into a delightful breakfast/dining kitchen. Fitted with bespoke wall and base units, integrated appliances, including fridge and dishwasher, an inset five ring gas hob and a double oven housing unit. Double stainless steel sink, granite worktops and breakfast bar.

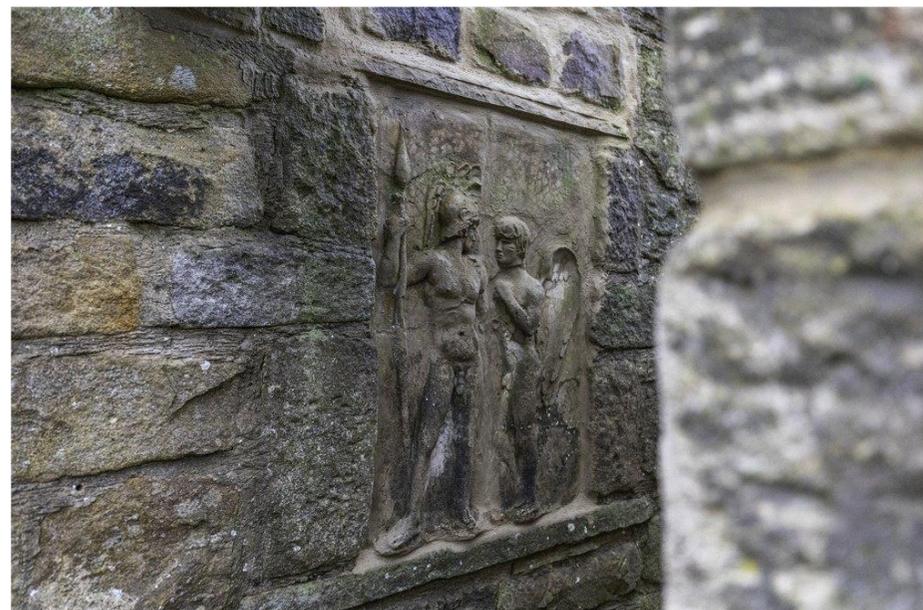
Adjoining the kitchen is the utility/boot room, also with a stable door leading to the rear of the property. This has fitted units, double sink and is plumbed for automatic washing machine.

Off the dining kitchen is the light and airy dining room with dual aspect windows plus Velux windows and a vaulted ceiling. Crittall effect bi-folding doors lead out to a pretty paved patio area leading to the gardens beyond.

Stone flooring throughout, continues into the main lounge which is a large, inviting space with dual aspect windows to both the front and rear elevations and measures a generous 23ft. in length. There is also a welcoming, bespoke, oak fire surround housing a wood burning stove.

An inner hallway with guest w.c. off, also leads to a further sitting room.

The second sitting room is a cosy space, having an ornate antique fire surround and marble hearth with an inset fire. There are three windows facing the front elevation.



An open staircase off the hallway leads to the first floor:

The master bedroom has dual aspect windows with views across the chevin and beyond. Fully fitted bespoke wardrobes, and a small dressing area leading to a superb, contemporary ensuite shower room with step in double shower enclosure, w.c. bidet and washbasin.

Bedroom two and bedroom three, both doubles and of generous proportions, have fitted wardrobes. These are served by a bright and modern house bathroom.

Outside, the gardens also offer charming features and are generously proportioned. Stepping out from the house to a private patio, leading to a generous walled garden incorporating a paved area, various seating areas, a bespoke barbecue and pergola with power, lighting and heating.

The property also has a larger enclosed lawned area with planted borders and a drive leading to a double garage, alarmed and with power and lighting. There is also an open fronted outbuilding/workshop with power and lighting.

Parking for several cars is available and further access to the property can be used via a separate entrance off Main Street.

This property is probably one of Burley in Wharfedales best kept secrets and sits in a fantastic position, in the conservation area, in the heart of the village.







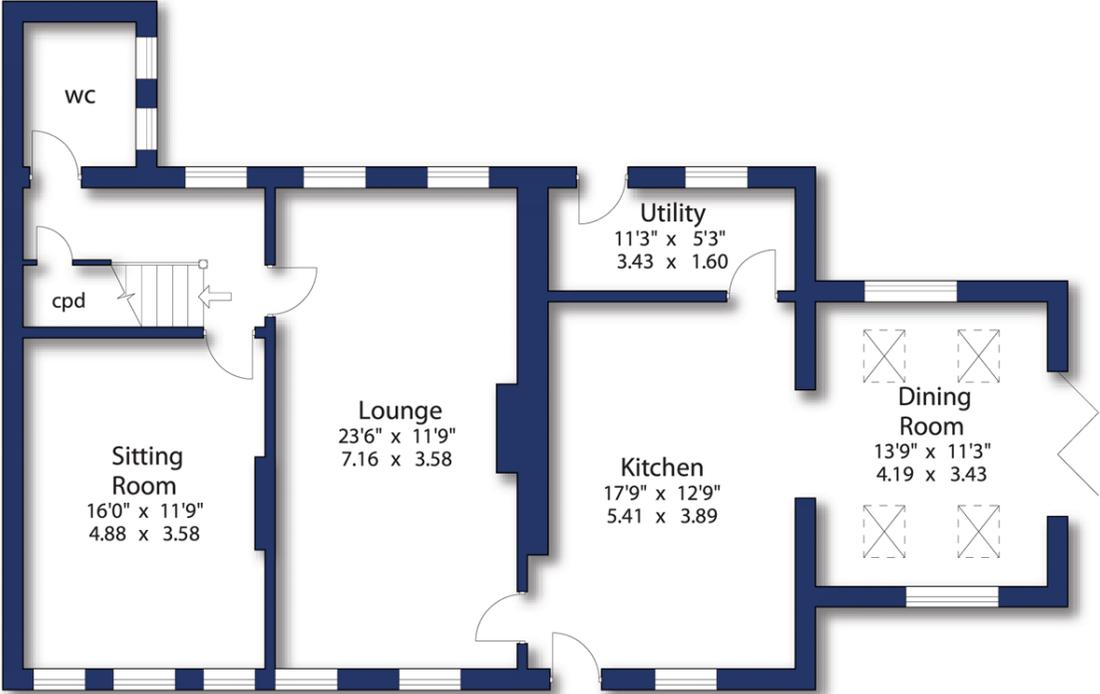




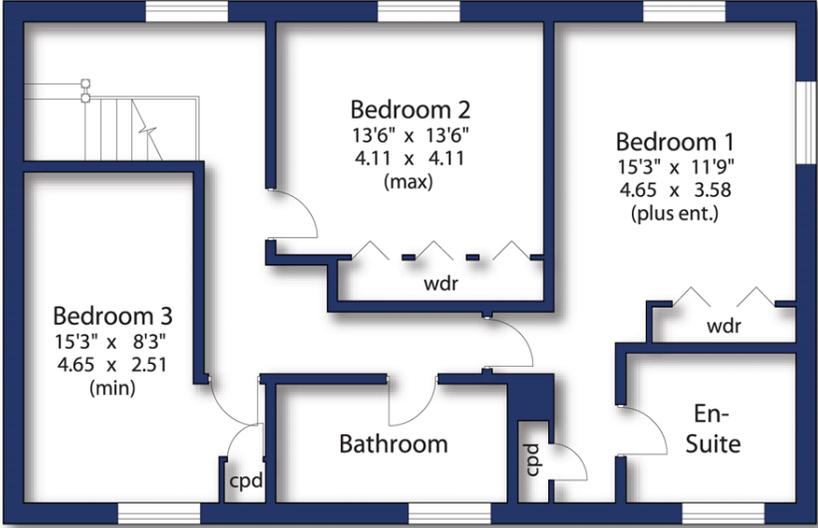




# Floorplans



Ground Floor



First Floor



## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E
- The property is Grade II listed and situated in a conservation area

## Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Double garage, separate car port and ample driveway parking

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/collections/check-for-flooding-in-england)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

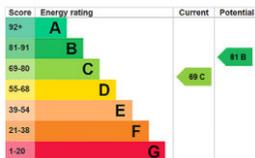
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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