



Ivy Dene, 86 Station Road, Burley in Wharfedale

A wonderful character home offering beautifully appointed and extended accommodation set within attractive gardens in this central village location only a few minutes' walk from the many amenities on offer including local schools and the train station.

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

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86 Station Road, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7NS

Skipton 14 miles, Harrogate 15 miles, Leeds 15 miles (all distances approximate)

Guide Price: £995,000

General Remarks

This wonderful period property must be viewed to fully appreciate the stylish presentation along with the many period features including high ceilings, cornicing, original fireplaces and deep skirtings.

The wealth of accommodation provided is set over three floors and includes, to the ground floor, a vestibule opening to a grand, welcoming entrance hall with oak flooring and staircase to the first floor, formal lounge with large bay window and feature fireplace housing a glass fronted wood burner and original alcove display cabinet.

A further sitting room is at the rear of the property, also with an original fireplace housing a stove and an original door leading out to the rear garden.

The contemporary kitchen, which has an abundance of high gloss units, also has a useful high level central island with seating below. Integrated appliances include a gas range style oven, microwave and dishwasher. There is a utility room with a cloaks area and a separate WC with generous storage cupboards.

At the rear of the ground floor is a generous sized dining room with double doors leading out to the garden. A vaulted ceiling with three Velux windows makes this a lovely light and airy space for entertaining.

On the first floor the landing area gives access to the master bedroom which enjoys a range of fitted wardrobes and cupboards and has a superb recently installed and generously proportioned en-suite bathroom (potential to reinstate this as a fifth bedroom).



The contemporary house bathroom has a four piece suite including a separate shower enclosure, and there is a further large double bedroom with feature fireplace.

To the second floor there are two bedrooms, one of which would serve well as a home office. There is access on the same level to the very useful attic storage room.

Outside, at the front of the property, the gated driveway provides parking for a number of cars and there is a low maintenance garden enclosed by mature shrubs and bushes. At the rear of the property is an enclosed garden which is laid to lawn with well stocked borders and a generous paved seating area.

The house enjoys a very desirable location in the heart of Burley, within convenient walking distance of the local primary schools, railway station and shops. Burley in Wharfedale occupies a delightful setting in the heart of open countryside, roughly midway between the local towns of Ilkley and Otley and readily accessible to the River Wharfe and rugged moors. The village retains a strong sense of community with local shops, popular primary schools, a choice of pubs/restaurants, and even a 'metro' railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford, with regular onward connections from the former to London Kings Cross. Leeds Bradford International Airport is just some 7 miles or so distant.







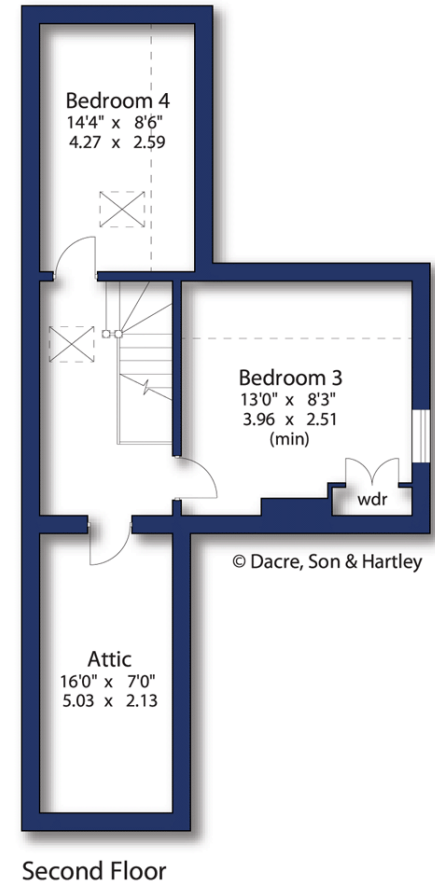
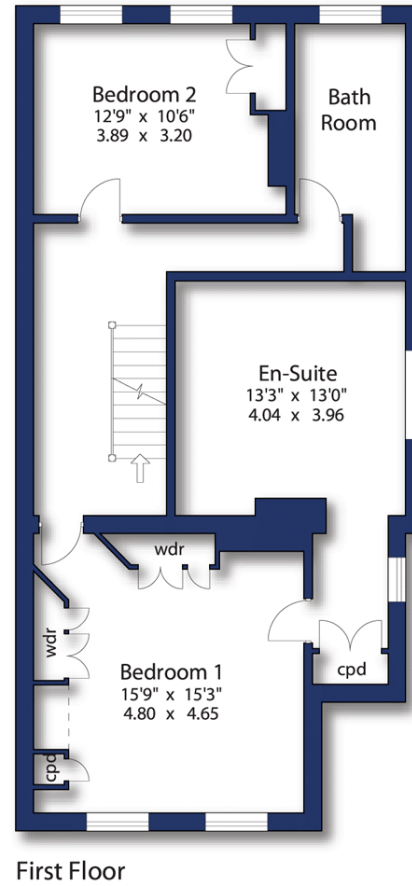
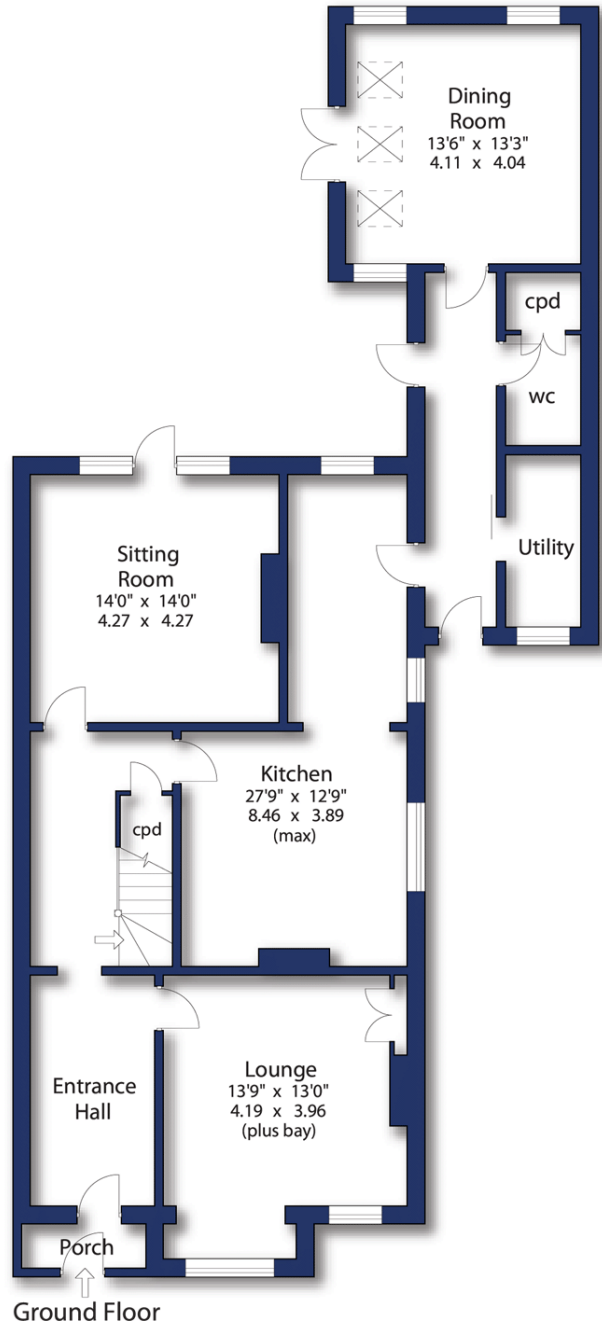


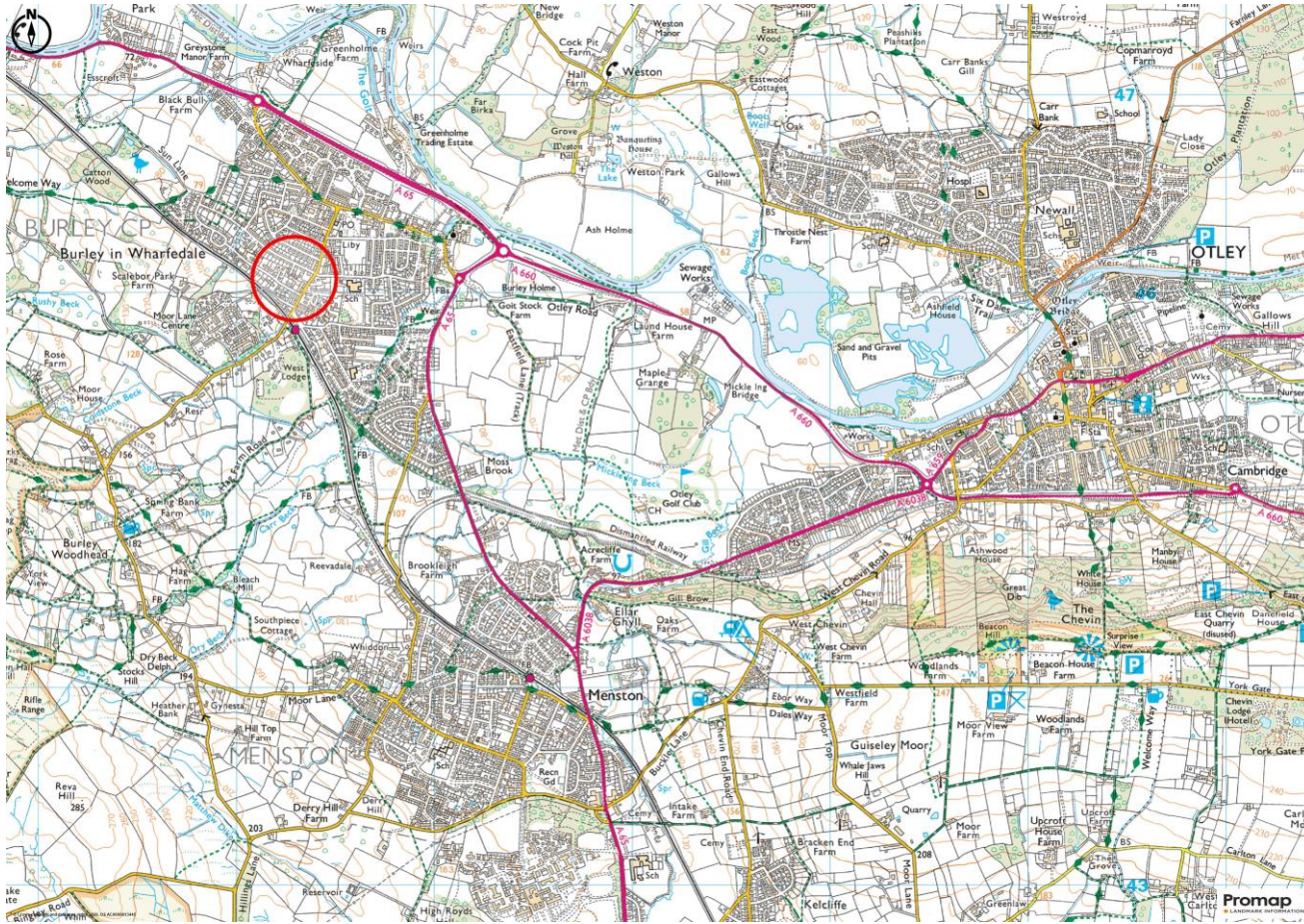






Floorplans





Directions

From the Dacre, Son & Hartley Burley office, proceed up Station Road towards the train station where the property will be found on the right hand side.

What3Words: loose.uplifting.shears

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Off street 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

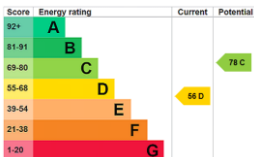
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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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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