

enfields

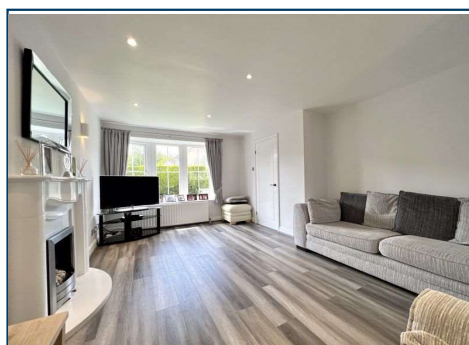


enfields

8 Station Road, Burley In Wharfedale LS29 7JL
t: 01943 618 661 f: e: andrewbaxter@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor; therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

enfields



Sandholme Drive, Burley In Wharfedale,
LS29 7RQ

Four Bedroom Detached Home , **£475,000**

**Sought After Location : Ideal Family Home : Large Through Lounge : Galley
Style Kitchen And Sitting Room : Downstairs WC : Good Size Bedrooms :
Modern House Bathroom : Sunny And Low Maintenance Rear Garden :
Driveway For Parking**



PROPERTY DETAILS

Enfields are delighted to offer for sale this excellent four bedroom detached property situated within the highly regarded residential area of Burley In Wharfedale.

Occupying an excellent plot, this family home is located close to a full range of local amenities found within Burley In Wharfedale, Ilkley and Otley, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, Otley Chevin and Ilkley Moor with acres of parkland, rivers and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Leeds and Ilkley.

The accommodation briefly comprises; to the ground floor, entrance hall, WC, lounge through diner, kitchen and sitting room/playroom. To the first floor; four bedrooms and a house bathroom.

The property benefits from a having a sunny and secure rear garden which is ideal for entertaining. Multiple off street parking is provided by means of a driveway. Situated in a sought after location with well proportioned accommodation throughout, an internal viewing is highly recommended. For further information regarding this property please contact Wharfedale Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Entrance Hall

With composite door to front aspect and UPVC double glazed opaque window panel to the side, wood effect laminate flooring, open staircase, gas central heating radiator and doors leading into lounge and WC.

WC

Two-piece suite comprising low level WC and pedestal handwash basin with tiles to splash prone areas, UPVC double glazed opaque window to front aspect.

Living/dining area

A large dual aspect room having UPVC double glazed windows to front aspect and double patio doors to rear aspect, leading to the rear garden. Two gas central heating radiators, a contemporary style feature fire place with a gas living flame fire and inset spot lights to ceiling.

Kitchen

Having matching high- and low-level storage units with roll edge laminate work top, inset stainless steel sink and drainer, six-ring gas cooker with gas oversized oven and extractor hood, space and plumbing for washing machine, UPVC double glazed windows to rear aspect and patio door leading out to rear garden, gas central heating radiator and tile effect vinyl flooring.

Family/Sitting Room

With wood effect laminate flooring and UPVC double glazed window looking out to the rear.

First Floor

First Floor Landing

Giving access to first floor rooms, loft hatch giving access to the loft, and also a useful storage cupboard above the bulk head of the stairs.

Bedroom One

A large dual aspect bedroom with two UPVC double glazed windows to front and rear aspect and a gas central heating radiator.

Bedroom Two

With UPVC double glazed window to front aspect, gas central heating radiator and built-in wardrobes.

Bedroom Three

UPVC double glazed window to rear aspect, gas central heating radiator and wood effect laminate flooring.

Bedroom Four

UPVC double glazed window to front aspect, gas central heating radiator, and wood effect laminate flooring.

Bathroom

Modern three-piece suite comprising: Low level WC, pedestal handwash basin mounted on a floating unit, walk-in thermostatic controlled shower with glass cubicle, UPVC double glazed opaque window to rear aspect, contemporary style towel radiator, modern tiles to the walls and tiled effect vinyl flooring.

Outside

To the front of the property there is a good-sized front garden which is mainly laid to lawn which has bushes to the boundaries. There is a drive way leading from the front to the side of the property lending itself to multiple vehicle parking. The rear of the property occupies a sunny position. It is low maintenance with a large patio ideal for outside entertaining and has timber fencing to boundaries. To the side of the property there is an additional storage space which has UPVC framed structure and double-glazed windows to front, side and rear.