



BURLEY HOUSE

3 luxurious apartments in this
exceptional Grade 1 listed building



No. 1
BURLEY

SOLD

An exceptional apartment, providing luxury principal rooms enjoying views over the city. The principal rooms include a drawing room with a fireplace, opening out into a secluded private terrace. The kitchen is superb dining kitchen with large island and breakfast bar, as well as a spacious sitting room overlooking the communal grounds. There are two double bedroom suites in addition to the impressive master suite with dressing area and large bathroom.

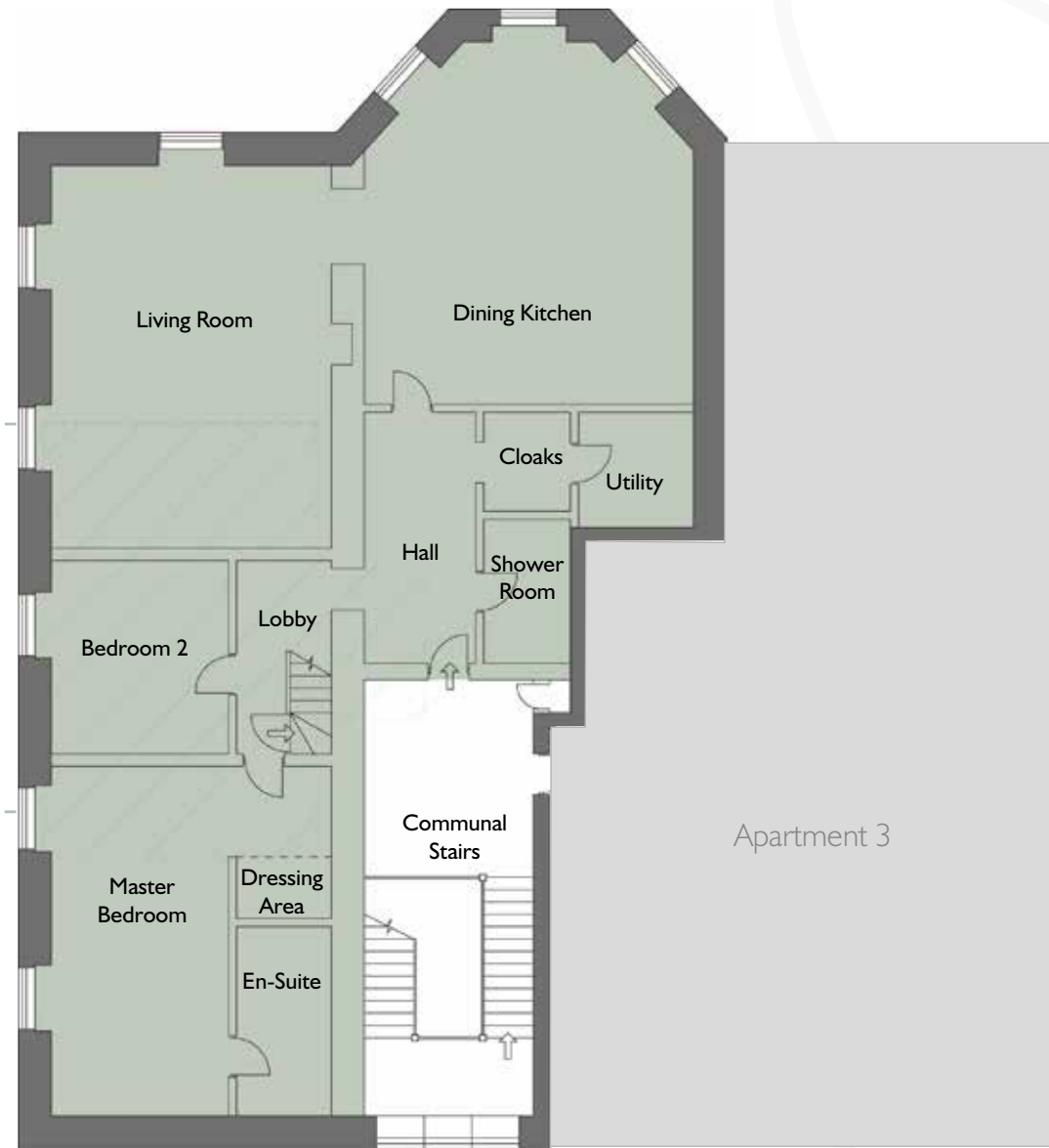


	Metric	Imperial to the nearest 3"
Ground Floor		
Drawing Room	8.15m x 6.1m	26'9" x 20'
Sitting Room	6.63m x 4.95m	21'9" x 16'3"
Dining Kitchen	7.47m x 4.95m	24'6" x 16'3"
Utility	3.35m x 1.67m	11' x 5'6"
Master Bedroom	6.63m x 3.05m	21'9" x 10' max
Bedroom Two	3.96m x 3.28m	13' x 10'9"
Bedroom Three	3.51m x 3.35m	11'6" x 11'

No. 2
BURLINGTON

SOLD

Character are both features of this apartment, with a spacious living room and beautiful dining kitchen offering views over the grounds and countryside. There is a spacious master suite, further double bedroom and an interesting second floor bedroom with excellent further storage area. This apartment has the exclusive use of a patio area within the stunning communal grounds.



	Metric	Imperial to the nearest 3"
First Floor		
Living Room	6.63m x 5.03m	21'9" x 16'6"
Dining Kitchen	6.02m x 6.02m	19'9" x 19'9"
Master Bedroom	6.17m x 5.03m	20'3" x 16'6"
Bedroom Two	3.43m x 2.90m	11'3" x 9'6"
Second Floor		
Bedroom Three/Studio	7.77m x 6.63m	25'6" x 21'9"
NB: restricted roof height - max		

No. 3
BURLEY HOUSE
 Price: £575,000

An appealing first floor apartment with views over the communal grounds to the south, and westerly views across the village to the moors beyond.

The spacious accommodation comprises a superb dining kitchen with breakfast bar, living room with feature gas fire, and two double bedrooms and shower rooms. The third bedroom is found on the second floor and being built into the trusses forms an interesting part of the apartment. The apartment also has exclusive use of a patio area within the communal grounds.



	Metric	Imperial to the nearest 3"
First Floor		
Living Room	5.10m x 4.57m	16'9" x 15'
Dining Kitchen	5.87m x 4.88m	19'3" x 16'
Master Bedroom	4.72m x 3.66m	15'6" x 12'
Bedroom Two	4.34m x 3.05m	14'3" x 10'
Second Floor		
Bedroom Three/Studio	10.98m x 2.82m	36' x 9'3'
	NB: restricted roof height - max	

BURLEY HOUSE SPECIFICATION

Walls and Roofs

The property is traditionally constructed using local ashlar stone under a predominantly natural slate roof. There are natural stone heads and cills to the windows. All internal walls are plastered with a painted finish .

Windows and Doors

The external windows are high quality corded sash double glazed hardwood, apart from the main Eastern elevation which has the original glazing. Hardwood communal front entrance door finished gloss black in colour. Windows and doors to have polished chrome lockable ironmongery.

Internal doors to be "off black" heritage 6 panelled with polished chrome ironmongery.

Woodwork

Painted "Georgian Period" skirting's with matching architraves. All apartments have painted "Georgian" style cornice of varying sizes to suit individual rooms.

Floors

Kitchens, utilities, ensuites and bathrooms are to have high quality tiled floors.

Kitchens

Exclusive kitchens designed by Clarity Arts with hand painted units and individual design features to suit each internal layout all having coordinating Quartz work surfaces.

All apartments have quality Siemens/Rangemaster appliances

Utility Rooms

Exclusive utility room designed by Clarity Arts with hand painted units, coordinating worktops and plumbing for washer and dryer.

Bathrooms

There are stylish Duravit suites with features including toilets with concealed cisterns, soft close seats and basins. Hansgrohe chrome fittings and illuminated mirror cabinets with built in

shaver socket. There is high quality wall tiling to the bathrooms and showerrooms, which are fully tiled.

Heating System

A condensing gas boiler with zoned thermostatically controlled underfloor heating system throughout the apartments. There are dual fuel chrome heated towel rails in bathrooms and shower rooms.

Electrics

The apartments have a generous electrical specification including white LED recessed lighting, with Apartment 1 to include feature light fittings in various rooms. There is a generous supply of double sockets with a polished chrome finish. Reception and master bedroom have dedicated circuits for lamps. All TV points have wiring for HD Sky +/HD terrestrial and interactive services.

A zoned burglar alarm with a minimum of 2 key pads is installed.

A mains operated smoke alarm system is installed.

Linked video intercom entry system.

Communal Reception Hall

A lovingly refurbished grand staircase is the centre piece of this dramatic space giving access to the apartments.

Parking

Each apartment will have at least two dedicated parking bays with ample visitor parking.

External Treatment

Burley Court has an exclusive private setting in attractive mature grounds. Apartment 1 has an attractive and spacious south facing garden including large stone flagged terrace, turfed areas, mature trees and existing and newly planted shrubs and borders. The boundary treatments are either mature or newly planted hedging giving the garden a private and secluded feel.

Apartments 2 and 3 have private patio areas within the communal garden of Burley Court. These superb communal

gardens include mature trees with newly planted shrubbery and extensive lawned areas.

Tarmac private road with block pavers for private parking areas.

Apartment 1 will have external lighting to all elevations and external doors, some with timer activated switching.

Apartment 1 to include external tap and external double socket.

Communal bin storage area.

Premier Guarantee

The apartments have a 10 year Premier Guarantee commencing from practical completion.

Service Charge

The apartments will be sold on 999 year lease's, with a management company owning the freehold of Burley House . The apartment owners will also own this management company.

The communal areas will be maintained by a management company, with this company being owned by all the properties of the Burley Court development.

Note

The developers reserve the right to amend the plans and specification without prior notice. Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase.

Dimensions have been obtained during the build programme and are approximate only.



BURLEY COURT

BURLEY IN WHARFEDALE

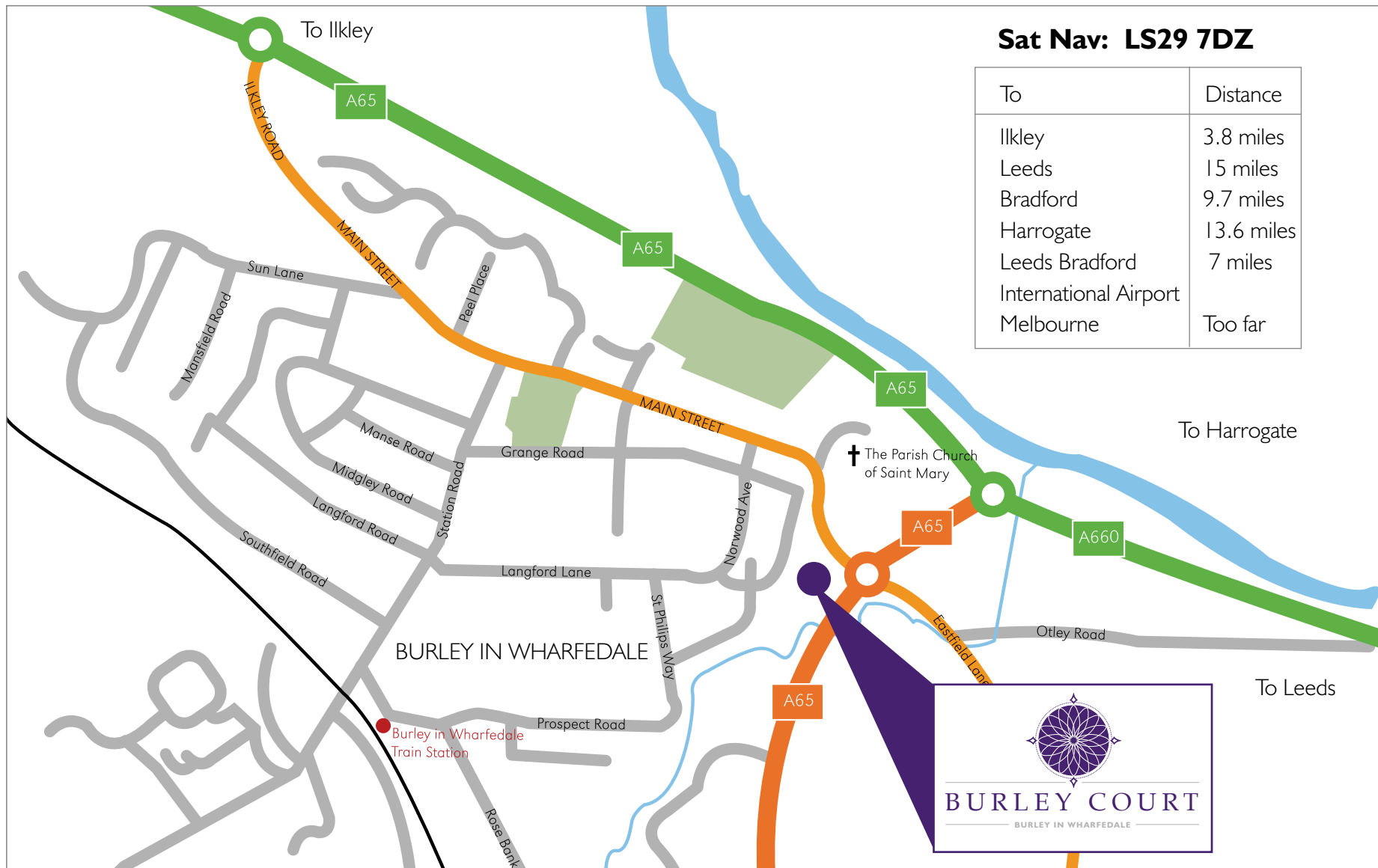
No. 3 BURLEY HOUSE

No. 2 BURLEY HOUSE

No. 1 BURLEY HOUSE

No 3 Burley House

Price: £575,000



DIRECTIONS

If entering Burley in Wharfedale from Ilkley, proceed towards the centre of the village and cross over the mini roundabout at the foot of Station Road. Continue ahead for a further 600 yards or so and Burley Court will be seen to the right hand side.

Alternatively, if approaching from Leeds/Guiseley, turn left at the roundabout on the outskirts of the village and Burley Court will be seen immediately to the left hand side.

LOCAL AUTHORITY

City of Bradford MC, City Hall, Centenary Square, Bradford BD1 1HY. Tel. 01274 432111.

PAST DEVELOPMENTS

To view previous schemes by the developers please visit www.yorplace.co.uk

AGENTS NOTES

Potential buyers may be interested in viewing the Burley in Wharfedale Community Trust website www.burley-in-wharfedale.org where further history on the village and its notable buildings can be found.

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. Extensive information on all of our properties can be viewed online at dacres.co.uk

A development by



Selling Agent

Dacre, Son & Hartley
dacres.co.uk

For more information contact
Patrick McCutcheon or Virginia King
Email: pjm@dacres.co.uk **Tel:** 01943 600655

DISCLAIMER

1. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 2. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 3. All illustrations are for identification purposes only and are not to scale. 4. Measurements have been obtained during the build programme and may be subject to variation due to finish levels. They are quoted in imperial to the nearest 3 inches. Metric conversions are approximate. They should not be relied on as sufficiently accurate for sizing of floor coverings etc. 5. Dimensions are approximate and estimated at this stage from architects drawings and therefore subject to change and confirmation. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.