STONEWATER

SHARED OWNERSHIP CODE ADOPTER

SUN LANE

Burley-in-Wharfedale, West Yorkshire LS29 7HN

2 bedroom homes with private gardens and off-road parking

AVAILABLE TO RESERVE OFF PLAN



P7719

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Stonewater, in partnership with David Wilson Homes, presents a collection of **two and three bedroom houses for shared ownership** off Sun Lane, in the popular West Yorkshire village of Burley in Wharfdale. The properties available comprise a mix of semi-detached and terraced, each benefiting from allocated, off-road parking.

Built in a traditional style and finished in a combination of brick or render, the two bedroom houses feature an open-plan ground floor layout with the kitchen/dining room flowing into the living room. Also downstairs is a useful cloakroom with WC and handbasin. Upstairs are two double bedrooms and a contemporary style family bathroom.

The three bedroom properties' ground floor comprises a separate kitchen/dining room, living room and cloakroom with handbasin and WC. Upstairs are two double bedrooms, a family bathroom and a third, single bedroom which could also serve as a home office.

Sun Lane is located to the south of Burley's main street off an established residential area which borders open countryside. Burley in Wharfdale is situated in the beautiful Wharfdale Valley in the Yorkshire Dales, one of the country's most renowned areas of outstanding natural beauty. The area is ideal for lovers of the outdoors and nature; Sun Lane even has its own 12-acre nature reserve a short distance from the development.

Burley's commercial centre is mostly located on Main Street, less than a mile to the north of the development. A large Co-op supermarket can be found here, along with a range of establishments including two popular pubs, two Bangladeshi restaurant/takeaways, a Chinese takeaway, a fish and chips shop, an independent chemist and a family butcher's. A wider range of shops, restaurants, pubs and cafes can be found in the former spa town of Ilkley, which also hosts a twice weekly open market selling local crafts and produce.

Burley is known to be a friendly community which offers lots of organised activities and classes, many of them at the Salem Church Hall and Queens Hall, both located on Main Street. These include dance classes, a history society, a gardeners' association, various mother and baby groups and even a popular bridge club. For fans of leather on willow, Burley in Wharfdale cricket club plays at two local venues: Hodson Park and Scalebor Park.

Sun Lane is within the catchment of several good schools including Burley & Woodhead Primary School and Burley Oaks Primary School, both catering for children aged two to 11 years, and both rated 'Outstanding' by Ofsted. For older pupils Ilkley Grammar School is less than four miles away, a school which also boasts an Ofsted rating of 'Outstanding.'

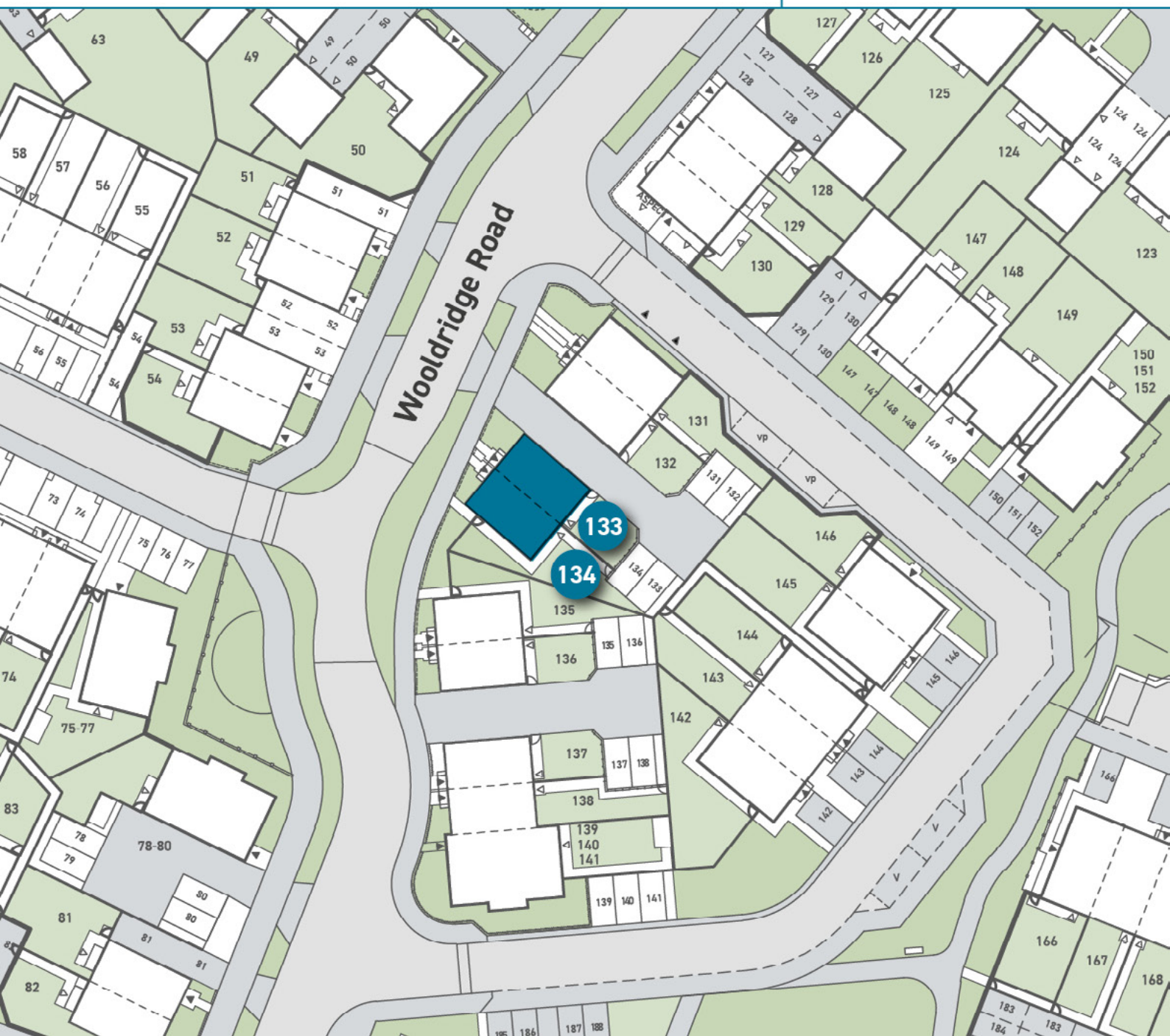
Burley in Wharfdale lies just off the A65 trunk road, approximately 11 miles north west of Leeds, eight miles north of Bradford, three miles from Ilkley and two miles from Otley. Burley's railway station is on the Wharfedale line with direct services running to Ilkley of approximately 10 minutes travel time, and Leeds, which has a swiftest journey time of 21 minutes. Leeds Bradford Airport is just over seven miles away offering flights to destinations in northern Ireland, Ireland and across mainland Europe.

- Burley in Wharfdale station 0.7 miles
- Queens Hall, Main Street 0.7 miles
- Burley Oaks Primary School 0.8 miles
- Burley & Woodland Primary School 0.9 miles
- Burley in Wharfdale Co-op 1.1 miles
- Ilkley Grammar School 3.8 miles
- Leeds Bradford Airport 7.1 miles

SITE PLAN

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PLOT 133

94 Wooldridge Road, Burley-in-Wharfedale LS29 7UA



CGI's are representative of the house type and not necessarily the specified plot as some details including finishes and roof colour may vary.

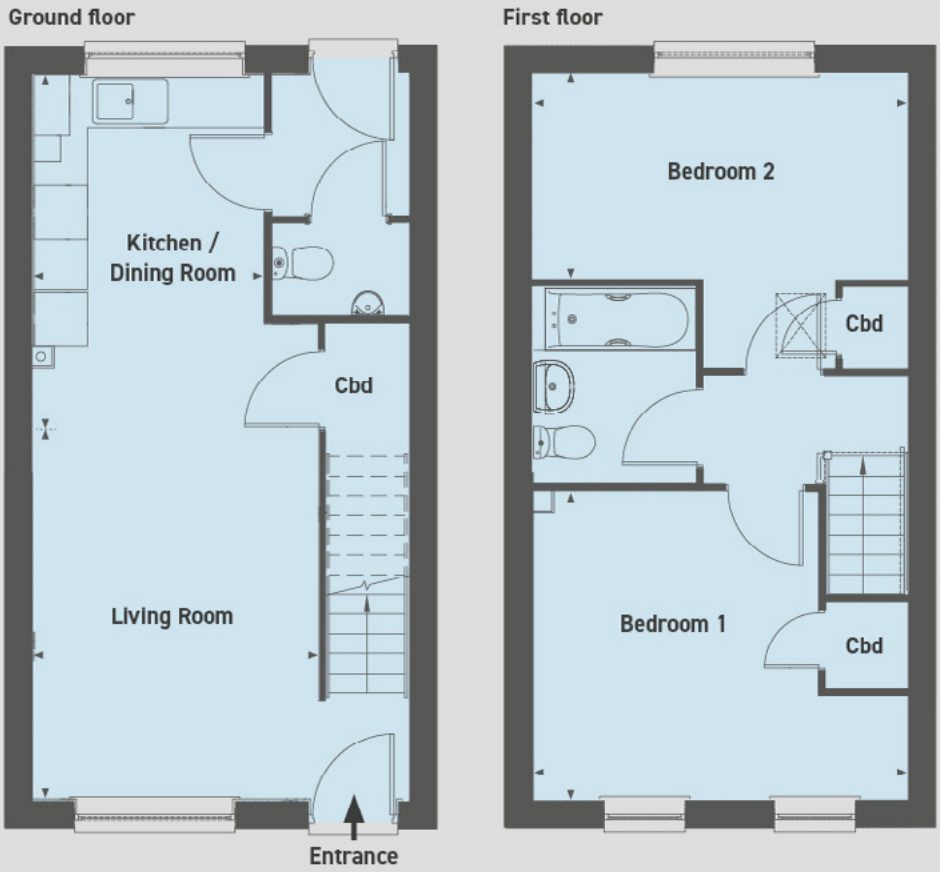
2 bed semi-detached house

Off-road parking space
Turfed rear garden
Downstairs WC

£134,000 for a 40% share

Open Market Value: **£335,000**
Monthly Rent: **£460.62**

Monthly Service Charge: **£37.71**



Ground floor

Living Room
4.14m x 3.23m (13'5" x 10'5")

Kitchen / Dining Room
4.05m x 2.58m (13'2" x 8'4")

First floor

Bedroom 1
4.24m x 3.48m (13'9" x 11'4")

Bedroom 2
4.24m x 2.33m (13'9" x 7'6")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

PLOT 134

92 Wooldridge Road, Burley-in-Wharfedale LS29 7UA



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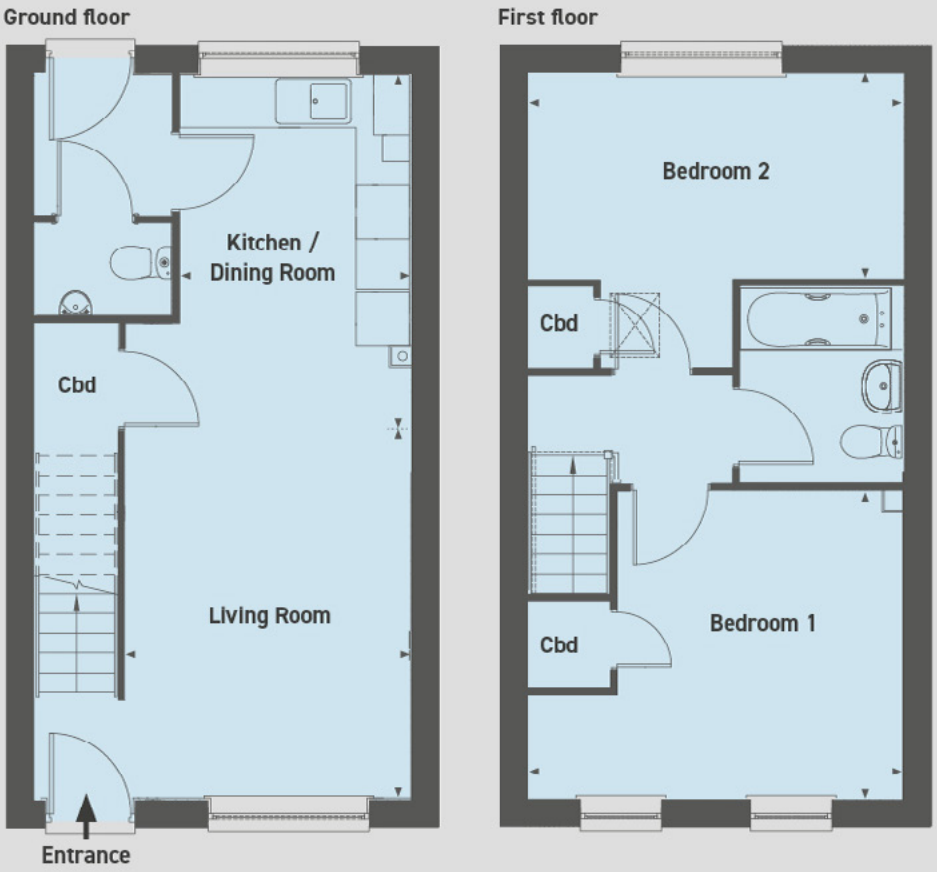
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Eligibility criteria:

Please note that you will require a local connection as follows;

1. First priority to persons who for the 12 (twelve) months immediately prior to their Occupation of the Affordable Dwelling have been living or working within the Parish of Burley-in-Wharfedale or any successors or amendments to that parish and that persons parent, grandparent, partner, child or grandchild.

2. Second priority to persons who for the 12 (twelve) months immediately prior to their Occupation of the Affordable Dwelling have been living or working within the electoral ward of Wharfedale or any successors or amendments to that ward and that persons parent, grandparent, partner, child or grandchild.

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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