



- Magnificent, historic building.
- 2 Double bedrooms.
- Ensuite and dressing room.
- Open plan kitchen/diner/lounge.
- Fully fitted kitchen.
- Large entrance hall.
- Allocated parking space.
- Fabulous communal gardens.
- Southerly aspect.

Set in one of the most sought after locations in Burley in Wharfedale, Jill Kilner Drive is a stone's throw away from both the station and all the amenities the village has to offer.

Located on the first floor of this extravagant building, a huge entrance hall greets you which gives a fantastic impression of space, and along with the high ceilings and tall windows featured throughout this property there is certainly no feeling of being cramped.

Off the hallway there is a superb open-plan living/kitchen/diner which is again of splendid proportions. The kitchen is equipped with all the appliances you could need: your dishwasher, washer/dryer, fridge, freezer, hob, oven and hood are all integrated. The recently installed Worcester Bosch boiler is also housed in the kitchen. It's all clean and modern and requires absolutely no work.

The living/dining area is wonderful, with wooden laminate flooring, clean neutral walls, and massive feature windows which make the most of southerly views of green luscious parkland - it must be a very relaxing space to spend time at the end of the day.

This fabulous apartment benefits from two double bedrooms, the master bedroom boasting an en-suite shower room and a dressing room fitted out with a bank of wardrobes offering masses of space.

There is also ample room here to accommodate additional cupboards or drawers for any overflow!

The main bathroom is a great size, featuring a modern white suite with bath with shower over. This room offers plenty of space for pampering!

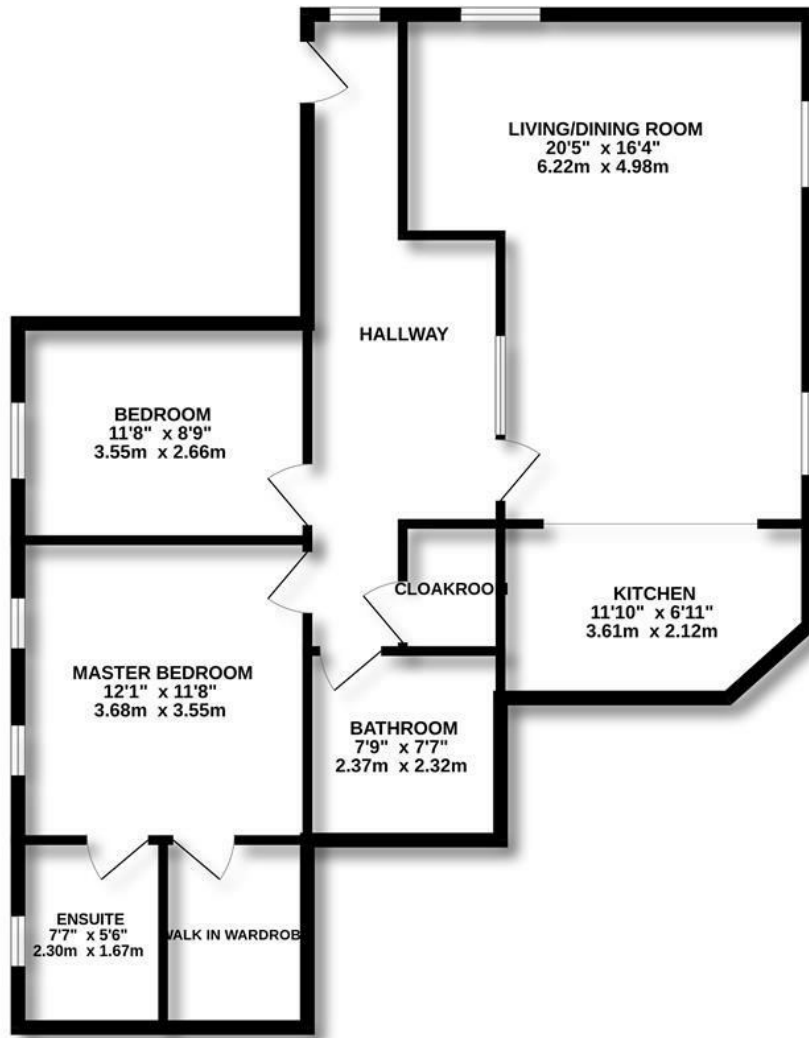
On the practical side of life, the apartment also benefits from a huge cloaks cupboard off the hallway - perfect for all those extra shoes and coats, the ironing board, etc.

To the exterior of the property there are superb communal gardens and an allocated parking space along with ample visitor parking.

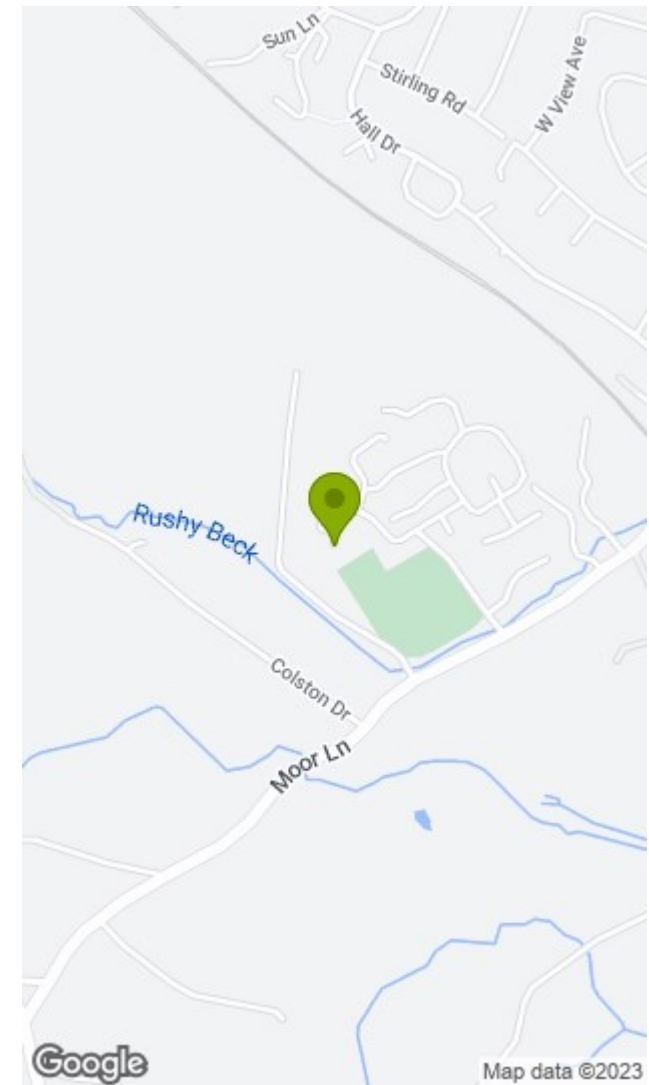
This is a unique property, slightly different, with a brilliant amount of living space - a viewing is a must to truly appreciate the lifestyle this wonderful home has to offer.



GROUND 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

