



Menston Old Lane | Burley In Wharfedale | Ilkley | LS29 7QQ

Asking price £749,950

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Trusted Estate Agents

Weybridge, Menston Old Lane | Burley In Wharfedale Ilkley | LS29 7QQ

Weybridge is situated in a highly regarded residential location towards the edge of Burley in Wharfedale. Spanning an impressive 2205 feet square it provides a well proportioned home designed to meet the needs of modern day family living requirements. Within close proximity to the train station with frequent trains to Leeds and connections to London. An ofsted excellent primary school within walking distance and within catchment to Ilkley Grammar school.

Upon entering the property you are greeted by a welcoming reception hall with a convenient cloakroom off. The heart of the home lies in its spacious living kitchen, flooded with natural light streaming in through bi-fold doors that lead out onto the patio, useful utility room and sitting room complete the ground floor. To the first floor there is a Principal suite with dressing room and en-suite shower facilities, two further double bedrooms and a family bathroom. To the second floor a generous double bedroom with en-suite shower facilities, fifth bedroom and a useful box room.

Outside the property has ample parking in the block paved drive leading to an integral garage. To the rear there is a stone flagged patio and good sized level lawned garden.

- Detached Family Home
- Openplan Living Kitchen
- Integral Garage
- Short walk to a train Station
- Five Bedrooms
- Generous Lawned Gardens
- Village Location

Entrance Hall

With a composite Oak effect entrance door and window side panel. Ceramic herringbone washed oak flooring and underfloor heating.

Cloakroom

WC, vanity unit with washbasin and built in cupboard. Tiled splash area and a window to the side elevation. Ceramic herringbone washed oak flooring and underfloor heating.

Sitting Room

20'10 x 11'6 (6.35m x 3.51m)

With a window to the front elevation and plantation shutters. Underfloor heating.



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Living Kitchen

28,10 x 21'4 (8.53m, 3.05m x 6.50m)

A light and spacious room with ample space for a dining table and sofas. A stylish kitchen supplied by 'Arcade' of Ilkley integral appliances to include fridge, freezer, microwave, dishwasher, Rangemaster oven with an induction hob and extractor fan over. A useful larder cupboard. Granite work tops and up-stands. Central island providing further storage with a recessed stainless steel sink and mixer tap over. Herringbone ceramic washed oak effect flooring, underfloor heating. Bifold doors and floor to ceiling windows to the rear elevation. Ceiling lantern and spotlights.

Utility Room

12'2 x 5'3 (3.71m x 1.60m)

A continuation from the kitchen with matching wall and base units and granite work top. Stainless steel sink and drainer with a mixer tap over. Ceramic herringbone washed oak flooring and underfloor heating. Plumbing for a washing machine. Integral access to the garage.

Stairs to the First floor

Principal Bedroom

15'11 x 10'6 (4.85m x 3.20m)

With a large floor to ceiling window looking over the rear garden complete with plantation shutters

Dressing room

6'11 x 6'11 (2.11m x 2.11m)

A panel window to the rear elevation fully fitted with hanging rails and shelving.

Ensuite Shower Room

A walk in shower enclosure, vanity sink unit with basin, WC, chrome towel rail, tiling to the walls and floor area. Shaver point and a window to the side elevation.

Bedroom Two

14'1 x 12'0 (4.29m x 3.66m)

A window to the front elevation

Bedroom Three

10'10 x 8'8 (3.30m x 2.64m)

A window to the front elevation.

Family Bathroom

Comprising a bath with shower over, vanity unit with basin and WC, tiling to the walls and floor, chrome towel rail and shaver point.

Stairs to Second Floor

Bedroom Four

20'8 x 15'11 (6.30m x 4.85m)

A generous space with three Velux windows.

Ensuite Shower Room

A walk in shower enclosure, wall mounted basin, WC, shaver point, tiling to the floor and walls.

Bedroom Five

12'2 x 10'0 (3.71m x 3.05m)

With a Velux window.

Box Room

Providing accessible storage.



Outside

To the front of the property there is a block paved driveway providing ample parking. Gated access leads down the side of the house to a very generous rear garden providing patio seating areas and a large level lawned garden. Outside tap and power points.

Garage

18'4 x 9'6 (5.59m x 2.90m)

Integral garage with electric up and over door, power, lights. Also housing the boiler and underfloor heating system.

Burley in Wharfedale

Burley in Wharfedale is the quintessential Yorkshire village, situated just 3 miles from Ilkley town centre and 13.5 miles from Leeds City centre. Located towards the top of the village, the train station provides regular links to Leeds, Bradford and London. The village itself features a wonderful blend of amenities from coffee shops, a local cooperative, library, doctors surgery and play park. There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's Harry Brook. With the backdrop of the Moors and the River Wharfe being a prominent feature, it really is a fabulous setting for walks, adventure and raising a family.

Council Tax

City of Bradford Metropolitan District Council Tax Band F

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

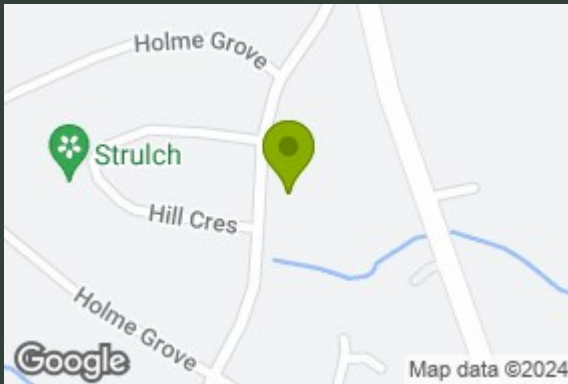
Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Estate Agents Act 1979

In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of an employee of Tranmer White Ltd.





Total Area: 204.9 m² ... 2205 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>