



Hebers Ghyll Drive | | Ilkley | LS29 9QH

Guide price £975,000

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41 Hebers Ghyll Drive |  
Ilkley | LS29 9QH  
Guide price £975,000

Situated in one of Ilkley's most sought after addresses to the West side of Ilkley and within a stones throw of stunning country. This substantial four bedroomed family home has well proportioned rooms and a wonderful well maintained garden. The property briefly comprises; hallway, kitchen, snug, dining room, conservatory, sitting room, cloakroom, utility room, four bedrooms with the principal bedroom having ensuite shower facilities and a family bathroom.

- Four bedroomed detached home.
- Double garage.
- South facing Gardens
- Four reception rooms
- Well maintained Gardens
- Close to Ilkley town centre

#### Reception Hall

24'6 x 5'9 (7.47m x 1.75m)

Entrance door leading to a spacious hallway. Two windows to the front elevation.

#### Cloak Room

With a pedestal wash basin, WC and a window to the side elevation.

#### Kitchen

15'11 x 13'0 (4.85m x 3.96m)

A range of wood effect wall and base units with coordinating work surfaces, integrated appliances to include dishwasher, fridge, freezer, Rangemaster cooker with a five burner gas hob and extractor hood over. Tiling to the splash areas, two windows to the front elevation and a window to the side. Tiled effect flooring and a serving hatch.





A substantial four bedroomed detached family home in a sought after address to the West side of Ilkley.

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### Snug

7'7 x 13'0 (2.31m x 3.96m)

With a window to the front elevation.

### Dining room

13'0 x 10'7 (3.96m x 3.23m)

With a serving hatch and sliding patio doors giving access to the conservatory.

### Sitting Room

17'11 x 15'10 (5.46m x 4.83m)

A well proportioned room with a window to the rear elevation. An internal window through to the conservatory brings in some extra light. Adams style fireplace with gas fire, marble inset and hearth.

### Utility Room

### Landing

Access to a partially boarded loft with a pull down ladder. Useful airing cupboard.

### Principal Bedroom

13'11 x 11'10 (4.24m x 3.61m)

A generously proportioned room with a range of fitted furniture to include wardrobes, drawers and a dressing table. Windows to the rear and side elevations.

### Ensuite Shower Room

With a corner shower cubicle, vanity sink unit and WC. A window to the side elevation, fully tiled walls and loft access.

### Bedroom Two

With fitted wardrobes to one wall and a window to the front elevation.

### Bedroom Three

15'11 x 8'9 (4.85m x 2.67m)

With a generous built in cupboard and dual aspect windows.

### Bedroom Four

12'1 x 7'10 (3.68m x 2.39m)

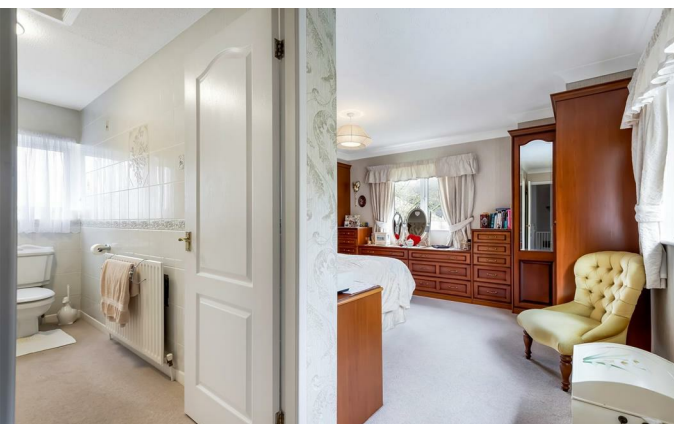
With a window to the rear elevation

### Bathroom

9'0 x 7'0 (2.74m x 2.13m)

Comprising a corner bath with shower over, pedestal washbasin and WC. Tiled walls and a window to the side elevation.







## Double Garage

19'8 x 17'6 (5.99m x 5.33m)

With electric up and over door and a pedestrian door to the rear garden. Power, lights and tap.

## Garden

The property is approached via a blocked paved drive leading to the double garage.

To the front of the house there are well maintained lawns and mature ornamental conifers. A raised patio area leads to the front door. To the rear there is further lawned garden bound by mature conifer hedges. A summer house and garden shed. A patio seating area and gated access to both sides of the house.

## Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

## Council Tax

City of Bradford Metropolitan District Council Tax Band G

## 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.

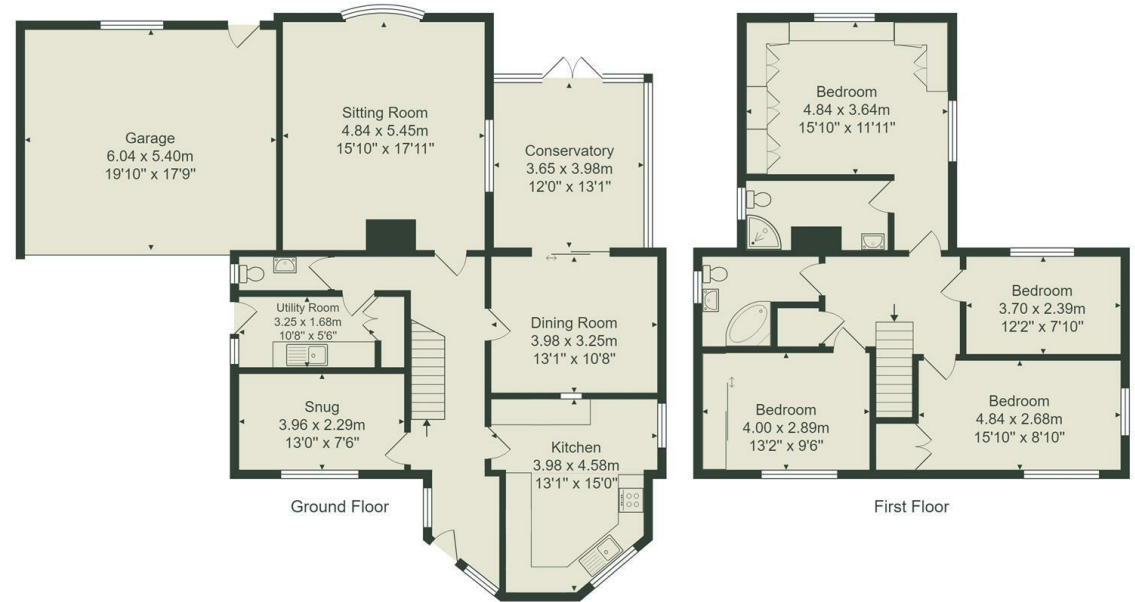
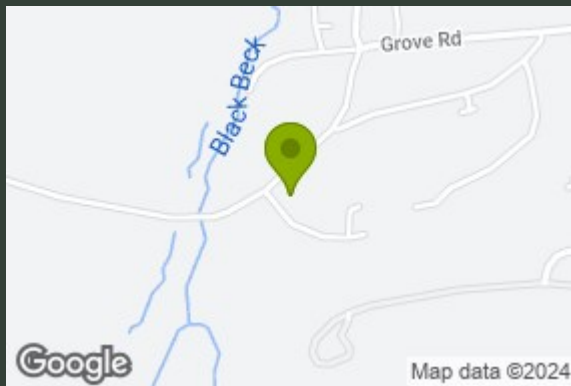
## Please Note

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.

## Tenure

Freehold





Total Area: 217.9 m<sup>2</sup> ... 2345 ft<sup>2</sup>

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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