



Wharfedale Drive | | Ilkley | LS29 8QB

Guide price £599,950

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5 Wharfedale Drive |  
Ilkley | LS29 8QB  
Guide price £599,950

Situated in a highly desirable location within a short level walk of the centre of Ilkley, this three bedroomed semi-detached property sits in a generous plot with a West facing garden. The property offers good potential for extending subject to the usual planning permissions. The accommodation now in need of some modernisation comprises an entrance porch, hall, sitting room, conservatory, dining room, kitchen, cloakroom, three bedrooms, house bathroom and a separate WC. Outside there is a driveway providing ample parking, detached garage and generous lawned gardens.

- Three Bedrooms
- Potential For Extending
- Close To Ilkley Town Centre
- Desirable Location
- Generous Gardens
- Council Tax Band E

**Entrance porch**

Upvc front doors and window to three sides. Tiled effect laminate flooring.

**Entrance Hallway**

Wooden and glazed door opening to the hallway, with a built in corner cupboard and tiled effect flooring.

**Cloakroom**

WC, washbasin and a window to the side elevation.

**Dining Room**

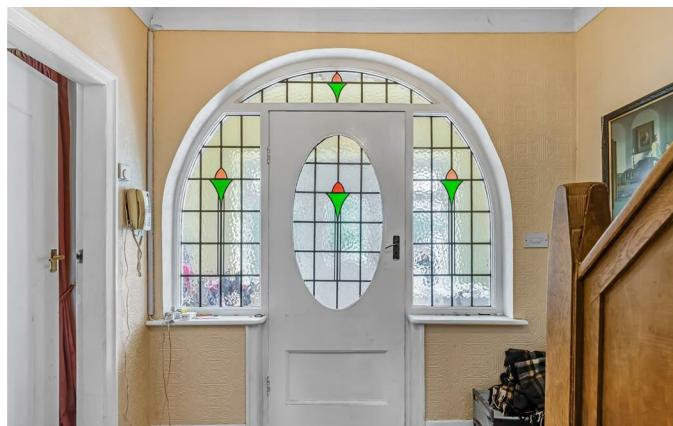
12'05 x 8'46 (3.78m x 2.44m)

With built in cupboard and shelving. Upvc stable style door, window to the side elevation and tile effect flooring. Opening onto the kitchen;

**Kitchen**

8'66 x 7'02 (2.44m x 2.18m)

A range of wall and base units, coordinating work tops, tiling to the splash areas with a stainless steel sink and drainer. Integrated oven, four ring gas hob with an extractor fan over, Space for a fridge, freezer and plumbing for a washing machine. A window to the rear elevation overlooking the garden.



Situated in a highly desirable location within a short level walk of the centre of Ilkley this three bed roomed semi detached property occupies a generous plot with a West facing garden.



### Sitting Room

19'81 x 11'48 (5.79m x 3.35m)

A bow window to the front elevation, coving to the ceiling, wooden fireplace surround with tiled slips and hearth and gas fire inset.

### Conservatory

9'22 x 6'56 (2.74m x 1.83m)

Aluminum framed conservatory.

### Stairs to the first floor

#### Landing

Having a window to the side elevation and loft access hatch.

#### Bedroom One

11'80 x 10'13 (3.35m x 3.05m)

Having fitted wardrobes and a window to the front elevation.

#### Bedroom Two

11'01 x 8'49 (3.38m x 2.44m)

With a window to the front elevation.

#### Bedroom Three

11'46 x 7'95 (3.35m x 2.13m)

With a window to the rear elevation.

#### Bathroom

Having a bath with shower over, pedestal wash basin, tiling to the wall areas and a window to the rear elevation.

#### Separate WC

WC, with tiled walls and a window to the rear elevation.

#### Outside

To the front of the property there is a pebbled driveway providing ample parking. To the rear of the house there is a decked area leading directly off the conservatory. A very generous West facing garden laid principally to lawn with matures trees and shrubs.

#### Detached garage

Power and lights.

#### 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.

#### Please Note

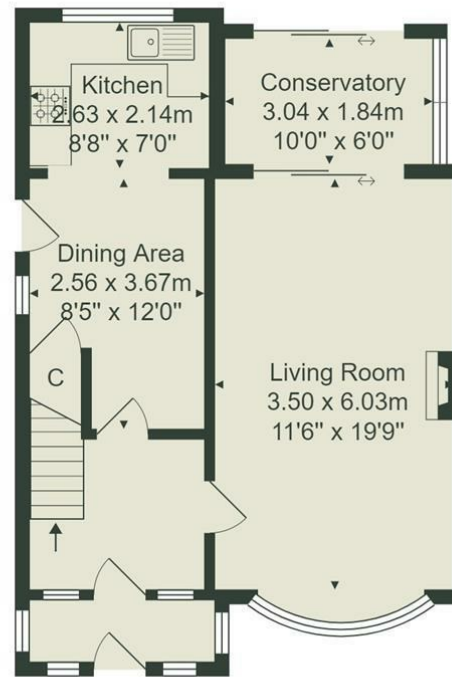
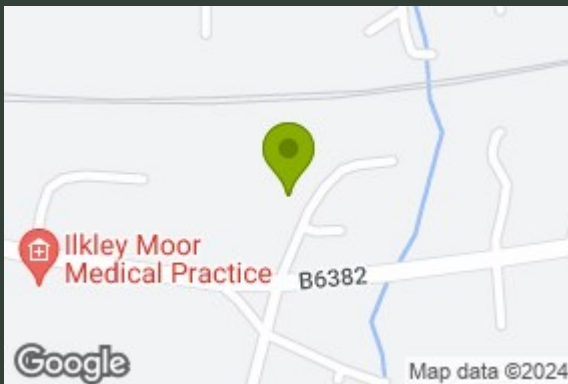
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

#### Council Tax

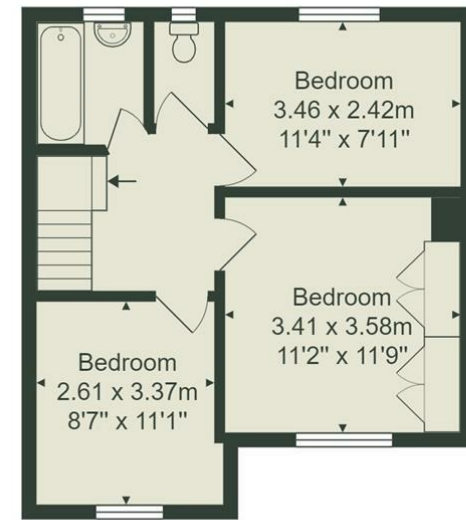
Band E

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



Ground Floor



First Floor

Total Area: 93.9 m<sup>2</sup> ... 1011 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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