



Valley Drive | Ilkley | LS29 8NN

Asking price £425,000

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Trusted Estate Agents

38 Valley Drive |
Ilkley | LS29 8NN
Asking price £425,000

An appealing four bedroomed inner town house, situated close to the centre of Ilkley. The property enjoys a South facing rear garden, rather stunning views from both the front and rear elevations. Parking and integral garage.

- Four bedrooms
- Integral garage
- South facing gardens
- Driveway
- Council Tax band E
- Two bathrooms
- Close to Ilkley town centre
- Stunning views
- No onward chain

With gas central heating and double glazing, the accommodation comprises:

Covered Entrance

Entrance Hall

19'0 x 3'0 (5.79m x 0.91m)

Cloakroom

With a pedestal was basin, WC, tiling to the floor and splash area.

Dining Kitchen

15'10 x 13'1 (4.83m x 3.99m)

A range of wall and base units with coordinating work tops and tiling to the splash areas. Integral appliances to include and dishwasher, oven, gas hob and extractor fan. Freestanding fridge/freezer.

FIRST FLOOR

Hall

Sitting Room

15'10 x 13'02 (4.83m x 4.01m)

Wooden Fireplace surround with a marble inset and hearth. Living flame gas fire. French doors lead to a Juliet balcony enjoying a southerly aspect.



A four bedroomed mid town house set out over three floors with an integral garage and driveway.



Principal Bedroom

13'09 x 13'09 max (4.19m x 4.19m max)

With double fitted wardrobes and lovely views towards Middleton.

En Suite Shower Room

With a shower cubicle, pedestal wash basin, WC and a towel rail. Tiling to the floor and splash area. Extractor fan.

SECOND FLOOR

Landing

Bedroom Two

13'08 x 10'9 (4.17m x 3.28m)

With fitted wardrobes.

Bedroom Three

13'04 x 9'02 (4.06m x 2.79m)

With fitted wardrobes.

Bedroom Four/Study

11'03 x 6'04 (3.43m x 1.93m)

House Bathroom

A bath with shower over, WC, pedestal wash basin, heated towel rail, tiling to the floor and splash area and shaver point.

OUTSIDE

Integral garage

17'07 x 8'11 (5.36m x 2.72m)

With electric up and over doors. Plumbing for a washing machine.

Garden

To the front of the property there is a block paved driveway leading to the garage. To the rear of the house there is an enclosed South facing gardens primarily paved for ease of maintenance.

Tenure

Freehold

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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

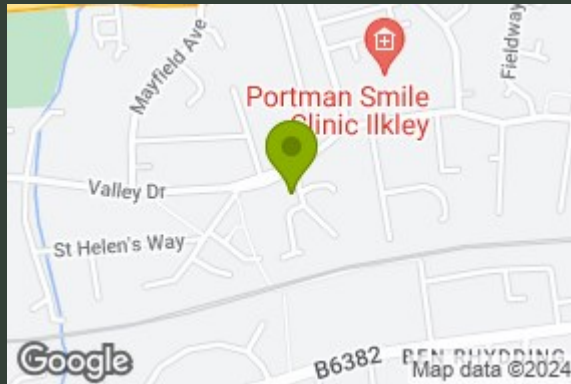
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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

Ilkley

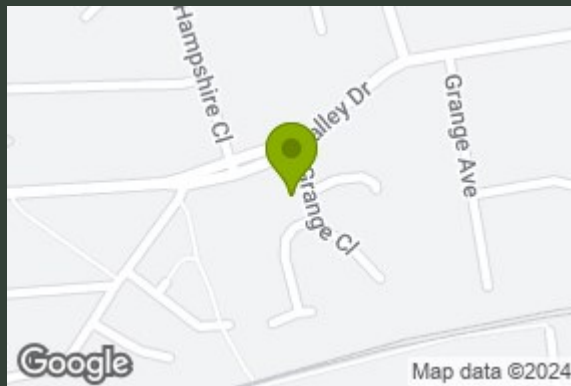
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart 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.



Google, Infoterra Ltd & Bluesky, Maxar Technologies



Google, B6382 BEN RHYDDING, Map data ©2024



Google, Map data ©2024



Total Area: 136.9 m² ... 1473 ft² (excluding balcony)
 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			
(12 plus) A			85
(11-11) B			
(10-10) C		71	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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