



Rivadale View | | Ilkley | LS29 8ER

Asking price £599,000

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2 Rivadale View |  
Ilkley | LS29 8ER  
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A substantially extended and immaculately presented four bedroomed family home featuring a spacious paved front garden, South facing rear garden and off-street parking.

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

### Ground Floor

#### Entrance Hall

6'10 x 5'10 (2.08m x 1.78m)

Accessed via a composite door and with a glazed door leading to:

#### Living Room

15'0 x 13'2 (into bay) (4.57m x 4.01m (into bay))

Featuring a wood effect gas fire, handmade fitted cabinets and a bay window overlooking the front garden. An opening leads to:

#### Dining Kitchen

22'8 x 18'1 (6.91m x 5.51m)

Thoughtfully designed and comprising an extensive range of base and wall units with coordinating granite work surfaces plus breakfast bar. Integrated appliances include an oven, four ring ceramic hob with hood over, fridge, freezer and dishwasher. A spacious adjoining living/dining area provides direct access to the South facing rear garden.



Providing an unencumbered outlook over the River Wharfe, this creatively designed semi-detached home offers the perfect blend of privacy, seclusion and convenience with immediate access to scenic riverside walks plus a central location.



### Inner Hall

7'5 x 5'0 (2.26m x 1.52m)

With an understairs store cupboard.

### Study

14'7 x 6'4 (4.45m x 1.93m)

A practical home working space with plenty of natural light via a window to the front and a velux window.

### Utility/Laundry

17'0 x 6'5 (5.18m x 1.96m)

Including a good range of base and wall units with granite work surfaces, double Belfast sink, plumbing for washing machine and space for a dryer.

### Cloakroom

5'5 x 3'2 (1.65m x 0.97m)

With a hand wash basin, w.c. and a heated towel rail.

### First Floor

#### Bedroom

13'8 x 8'11 (4.17m x 2.72m)

A generous double bedroom providing a range of recessed mirrored wardrobes and a bay window offering a superb outlook over the river.

#### Bedroom

13'0 x 9'6 (3.96m x 2.90m)

A further double bedroom with two mirrored wardrobes and a Southerly aspect.

#### Bedroom/Nursery

6'8 x 5'7 (2.03m x 1.70m)

With a view over the river.

#### Bathroom

9'0 x 6'9 (2.74m x 2.06m)

A high quality bathroom comprising a bath, walk-in rainfall shower, hand wash basin, w.c. and a heated towel rail.



## Second Floor

### Principal Bedroom

10'10 x 9'2 (3.30m x 2.79m)

An impressive double bedroom with an outlook towards Ilkley Moor.

### Dressing Area

14'9 x 6'3 (4.50m x 1.91m)

Featuring recessed hanging spaces and storage, fitted drawers and two velux windows.

### En Suite

8'11 x 4'6 (2.72m x 1.37m)

Including a walk-in shower, hand wash basin, w.c. and a heated towel rail.

## Outside

### Front Garden

A sizeable paved garden with power point, outside tap and steps leading to the riverside path.

### Rear Garden

A principally lawned South facing rear garden.

### Driveway

Accessed via timber gates, the driveway provides off-street parking for one car.

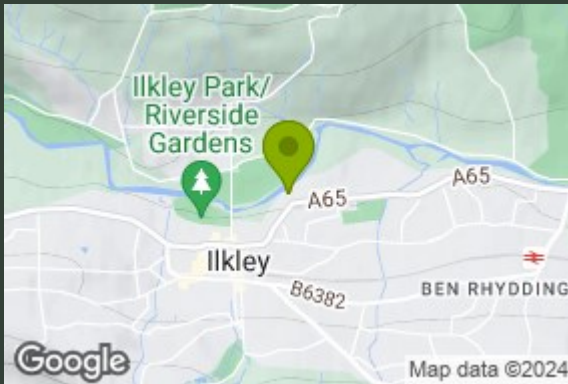
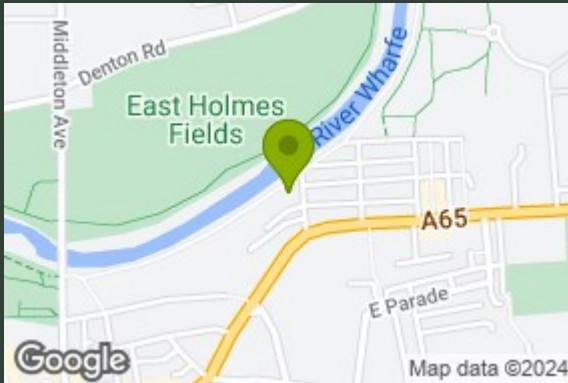
### Tenure

Freehold



A standout feature is the principal bedroom with dressing area and en suite along with a versatile ground floor that offers an abundance of living space.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	

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