



Cardan Drive | | Ilkley | LS29 8PH

£375,000

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28 Cardan Drive |
Ilkley | LS29 8PH
£375,000

A three bedroomed semi detached property situated in a cul de sac location a short walk from Ben Rhydding train station. The property sits within a generous plot and is considered to have excellent potential for an extension subject to the relevant planning permission. The accommodation in brief comprises spacious entrance hall, kitchen, open plan sitting room/ dining room, three bedrooms one having ensuite shower facilities and a house bathroom. Outside the property has a South facing garden to the rear, ample parking and garden to the front. Carport and detached garage.

- Three Bedrooms
- Potential to extend
- Garage and Car port
- Generous plot
- South facing garden
- Council Tax Band D

Entrance Hall

A wooden glazed door to the front elevation gives access to a spacious and light hallway.

Sitting Room

23'03 x 12'01 (7.09m x 3.68m)

Having a window to the front and patio doors to the rear elevation. Fireplace with marble surround and a gas living flame fire inset.



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Kitchen

12'82 x 8'14 (3.66m x 2.44m)

A range of wall and base units with worktops and tiling to the splash areas. Laminate sink and drainer, Neff eye level oven, ceramic hob and extractor over, plumbing for a washing machine. Useful storage cupboard. Door to the side elevation and a window to the rear elevation.

Stairs to the first floor

A window to the side elevation and loft access.

Bedroom One

12'04 x 11'40 (3.76m x 3.35m)

With a range of built in wardrobes and a window to the front elevation

Bedroom Two

10'80 x 7'55 (3.05m x 2.13m)

With a window to the rear elevation and coving to the ceiling.

Ensuite shower room

Having a shower cubicle, washbasin, WC , tiling to the splash areas and an extractor fan.

Bedroom Three

8'80 x 7'72 (2.44m x 2.13m)

A window to the front elevation.

Bathroom

Comprising a corner bath, shower cubicle, WC, pedestal washbasin and an airing cupboard. Windows to the rear and side elevations.

Car Port

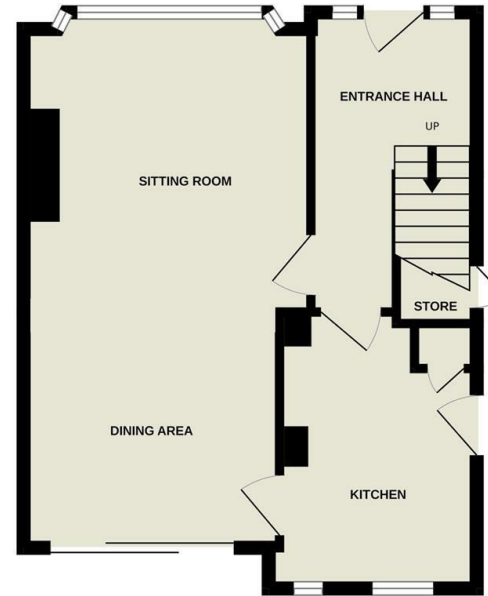
Detached Garage

Gardens

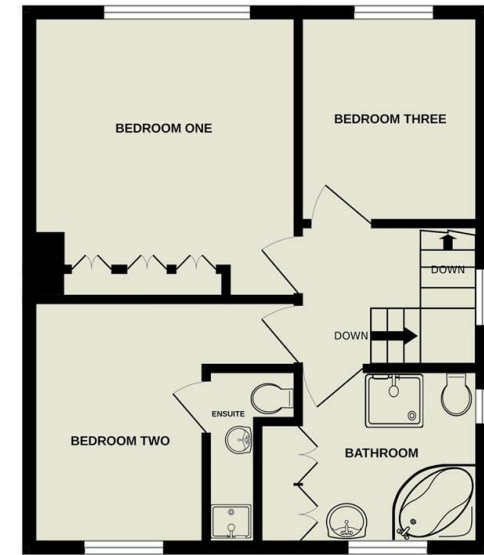
A driveway to the front of the property provides ample parking. Lawned garden to the front of the property whilst to the rear there is a south facing garden with a paved patio area, lawned garden and further seating area at the bottom of the garden.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



FIRST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(14-38) 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/