



Rivadale View | | Ilkley | LS29 8ER

Asking price £535,000

TW | **TRANMER
WHITE**
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8 Rivadale View |
Ilkley | LS29 8ER
Asking price £535,000

The property incorporates a light and airy sitting room, spacious open plan living area with sitting and dining areas and a snug, shower room and fitted kitchen on the ground floor. To the first floor there are three bedrooms and a bathroom. The property stands in lovely gardens to front and rear, a single garage and additional off road parking.

- Extended Semi Detached House
- Light and Airy Sitting Room
- Fitted Kitchen With Integrated Appliances
- Bathroom & Shower Room
- Single Garage & Additional Off Road Parking
- Lovely Quiet Setting Overlooking River Wharfe
- Open Plan Living Space With Sitting Area/Dining Area/Snug
- Three Bedrooms
- Council Tax Band D
- Delightful Gardens To Front & Rear

GROUND FLOOR

Reception Hall

With an under stairs store cupboard and a moulded ceiling cornice.

Shower Room

With a tiled shower cubicle, vanity unit and a low suite wc. Chrome heated towel rail. Wall mounted gas fired central heating boiler.

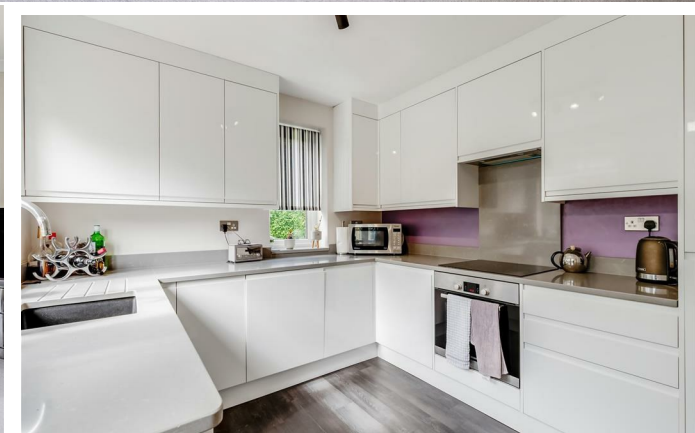
Sitting Room

16'0" x 10'4" (4.88m x 3.15m)

With windows to two sides and overlooking the river to the front. Tiled interior fireplace with a fitted gas fire.

Open Plan Living Area

A bright and spacious living area comprising:



A beautifully presented semi detached house offering imaginatively extended accommodation appointed throughout to a very high standard and occupying an enviable setting overlooking the river Wharfe.



Sitting Area

13'6" x 11'9" (4.11m x 3.58m)

With a bow window to the front elevation. Decorative fireplace and a moulded ceiling cornice. View over the river to the front.

Dining Area

13'2" x 10'10" (4.01m x 3.30m)

Snug

10'9" x 6'7" (3.28m x 2.01m)

With a Velux rooflight window and windows to two sides.

Kitchen

10'4" x 9'4" (3.15m x 2.84m)

Equipped to a high standard with an inset sink unit and a range of fitted base and wall units incorporating cupboards, drawers and quartz work surfaces. Integrated appliances including an electric oven and hob with an extractor over, fridge, freezer and dishwasher. Plumbing for an automatic washer. Door to the rear garden.

FIRST FLOOR

Landing

Leading to:

Bedroom One

14'0" x 11'0" (4.27m x 3.35m)

With a bow window to the front elevation overlooking the river. Fitted wardrobes.

Bedroom Two

13'0" x 10'10" (3.96m x 3.30m)

Bedroom Three

6'9" x 6'9" (2.06m x 2.06m)

With a view over the river.

Bathroom

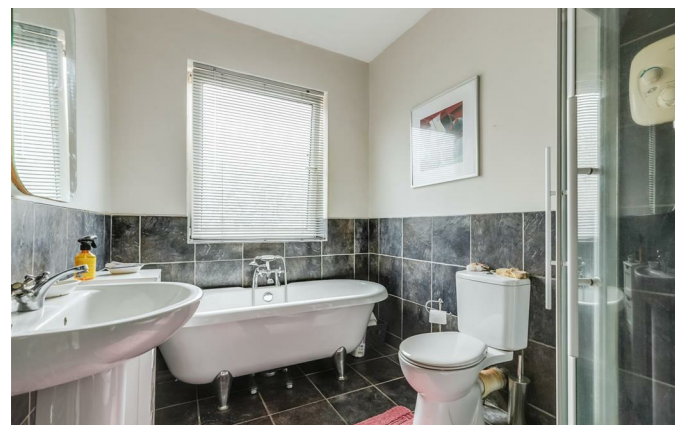
With a modern white suite comprising a rolled top bath, pedestal wash basin, shower cubicle and a low suite wc. Chrome heated towel rail. Ceramic tiling to the floor and walls.

OUTSIDE

Single Garage

19'2" x 10'2" (5.84m x 3.10m)

With an up and over door.



Gardens

To the front of the property is a delightful garden, principally gravelled with flower beds and well screened by a mature hedge.

To the rear of the house is a landscaped garden with a fish pond and well stocked flower borders.

The ownership of No 8 includes to road to the rear of the house and provides useful additional off road parking.

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 D

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.

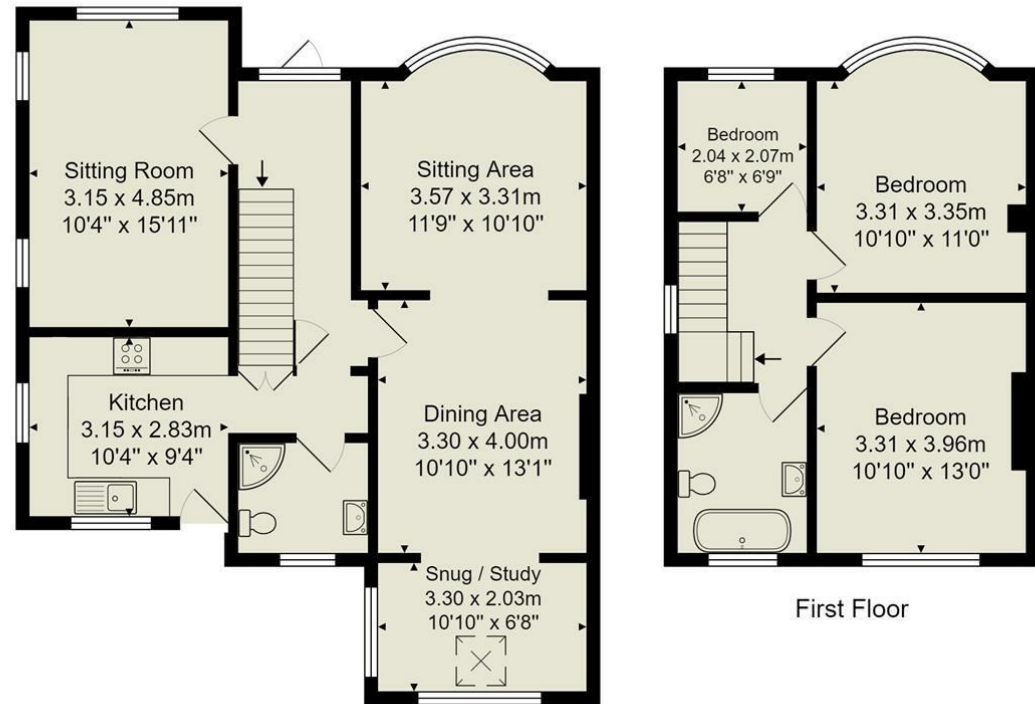
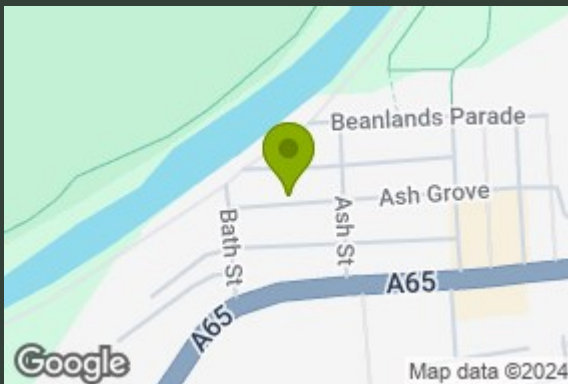
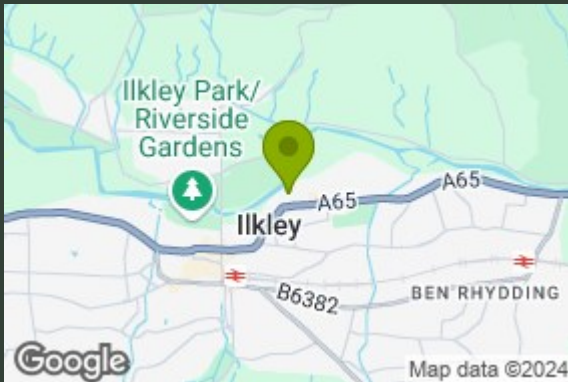
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The property incorporates a light and airy sitting room, spacious open plan living area with sitting and dining areas and a snug, a shower room and fitted kitchen on the ground floor. With three bedrooms and bathroom to the first floor. The property has gardens to front and rear, a single garage and additional off road parking.





Ground Floor

First Floor

Total Area: 117.0 m² ... 1259 ft²

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			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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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