



Kingsdale Drive | | Menston | LS29 6QN

Offers in excess of £625,000

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WHITE**
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30 Kingsdale Drive |
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The accommodation briefly comprises a spacious entrance hall with a built in cloaks cupboard, cloakroom, dining room, open plan living kitchen and utility room, whilst to the first floor there is a further reception room, principle bedroom with luxury ensuite bathroom and dressing room, study/bedroom. To the second floor there are three further double bedrooms two of which have ensuite facilities (one has a Jack and Jill access onto the landing area). To the outside there are well maintained gardens and a patio area, gated driveway and a detached garage.

- Immaculate accommodation
- Three reception rooms
- Enclosed gardens
- Five bedrooms
- Three bathrooms
- Detached Garage and driveway

Entrance hall

13'03 x 7'09 (4.04m x 2.36m)

Recently fitted composite and glazed panelled front door, opening to a spacious entrance hall with LVT Oak effect flooring laid herringbone style, a window to the front elevation, useful built in slider cupboard providing useful storage for coats and an understairs cupboard. Stairs to the first floor.

Cloakroom

Having a window to the side elevation, WC, vanity sink unit, fitted mirror, towel rail, LVT Oak effect flooring laid herringbone style, tiling to the half wall level and spotlights to the ceiling.

Dining room

16'01 x 12'09 (4.90m x 3.89m)

With a window to the front elevation, composite fireplace surround with a gas fire inset, LVT Oak effect flooring laid herringbone style and double doors leading to the living kitchen area.



An imposing and deceptively generous three storey semi-detached property which has been significantly upgraded during our clients ownership, with high quality fixtures and fittings throughout.



Living Kitchen

23'03 x 12'11 (7.09m x 3.94m)

An open plan living kitchen space with a contemporary recently fitted kitchen comprising a range of wall and base units with granite work tops, one and a half bowl stainless steel sink and drainer. A range of integrated appliances to include an induction hob with minimalist Bora extraction system, Stoves eye level oven, Siemens dishwasher and a butlers pantry. Under unit up lighting. French doors leading to the rear garden area. Windows to the side and rear elevations. LVT Oak effect flooring laid herringbone style. Marble fireplace with an electric fire inset.

Utility Room

7'11 x 4'06 (2.41m x 1.37m)

Door to the side elevation. A range of base and wall units with Granite work surfaces. American style fridge freezer, washer and dryer. Worcester gas fired central heating boiler.

First Floor

Landing

Stairs to the second floor.

Sitting room

16'03 x 12'11 (4.95m x 3.94m)

A delightful sitting room with French doors leading to the Juliet balcony overlooking the garden.

Principle Bedroom

16'04 x 12'09 (4.98m x 3.89m)

A generous principle bedroom with a window to the front elevation. Leading to:

Dressing Room

7'09 x 4'09 (2.38m x 1.45m)

With an extensive range of fitted wardrobes and cupboards.

Ensuite Bathroom

8'08 x 7'00 (2.64m x 2.13m)

A luxurious en-suite bathroom comprising bath with shower attachment, wall mounted vanity unit and concealed low suite w.c cubicle. Tiled walls and floor. Heated towel rail and shaver point. Recessed spot lights.

Study/Bedroom

13'08 x 8'00 (4.17m x 2.44m)

Windows to the front and side elevations.

Second Floor

Bedroom

15'0 x 13'05 (4.57m x 4.09m)

A delightful bedroom with a window to the front elevation.

Ensuite Shower room

9'06 x 6'02 (2.90m x 1.88m)

Fitted with a suite comprising a walk in shower, wall mounted vanity unit and concealed w.c. Tiled floor and walls. Heated towel rail and shaver point. Recessed spotlights.

Bedroom

12'11 x 12'07 (3.94m x 3.84m)

Windows to the side and rear elevations and a range of fitted wardrobes.



Ensuite Bathroom

8'09 x 5'05 (2.67m x 1.65m)

Fitted with a suite comprising a bath with shower over, wall mounted vanity unit and concealed w.c. Heated towel rail and fitted mirror. Recessed spotlights and shaver points.

Bedroom

11'09 x 8'01 (3.58m x 2.46m)

Windows to the front and side elevations.

Outside

Garage

19'08 x 10'03 (5.99m x 3.12m)

With an electric up and over door. Door to the side. Light and power.

Driveway

There is a block paved driveway accessed via electric gates leading to the garage and providing additional off road parking.

Garden

The property is set in a beautifully maintained gardens with an Indian stone patio area and well stocked raised borders. Artificial grassed area and garden shed.

Burley in Wharfedale

Burley in Wharfedale is the quintessential Yorkshire village, situated just 3 miles from Ilkley town centre and 13.5 miles from Leeds City centre. Located towards the top of the village, the train station provides regular links to Leeds, Bradford and London. The village itself features a wonderful blend of amenities from coffee shops, a local cooperative, library, doctors surgery and play park. There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's Harry Brook. With the backdrop of the Moors and the River Wharfe being a prominent feature, it really is a fabulous setting for walks, adventure and raising a family.

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

City of Bradford Metropolitan District Council Tax Band C.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

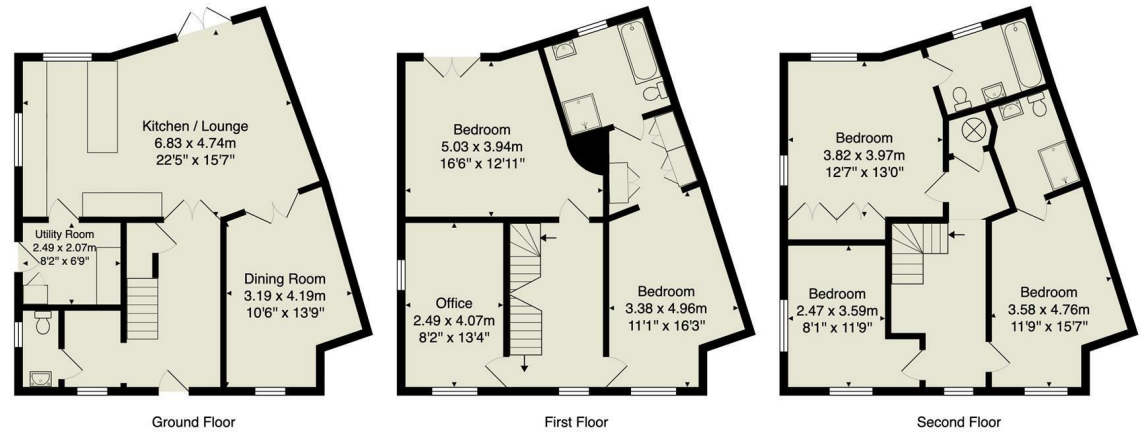
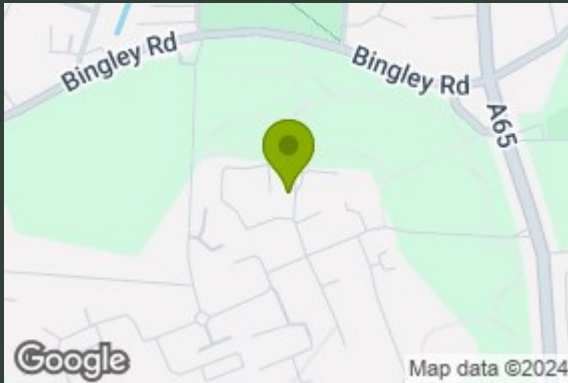
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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please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



A stunning home arranged over three floors offering versatile family accommodation, located in a sought after residential area.





Total Area: 194.7 m² ... 2096 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		79	
(69-80) C			
(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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