



Craigmore Drive | | Ilkley | LS29 8PG

£530,000

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WHITE**
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3 Craigmores Drive |
Ilkley | LS29 8PG
£530,000

An extended four bedroomed semi detached property providing well planned family sized accommodation. Situated in a residential cul de sac location and just a short walk to the amenities of Ben Rhydding including a train station. The accommodation briefly comprises; Entrance hall, formal sitting room, open plan living and dining space with French doors onto the rear garden, kitchen, utility room and shower room. To the first floor there are four bedrooms and a family bathroom. Outside the property has a driveway to the front providing parking for two cars, the former garage provides outdoor storage, whilst to the rear there is paved seating area and lawned garden.

- Extended semi detached property
- Two reception rooms
- Utility Room
- Driveway providing parking for two cars
- Four Bedrooms
- Family bathroom and a separate shower room
- Short walk to Ben Rhydding train station
- Open plan living dining space

GROUND FLOOR

Entrance Hall

With a glazed composite front door and two windows to the front elevation and a laminate floor covering.

Sitting Room

14'4 x 12'9 (4.37m x 3.89m)

A bay window to the front elevation with fitted plantation shutters, wooden fireplace surround with gas fire inset and marble hearth.



An extended four bed roomed semi detached property providing well planned family sized accommodation.



Living Space

18'3 max x 16'5 (5.56m max x 5.00m)

A light and airy multi functional room providing space for a seating area, dining space and a built in desk with shelving. Wooden fireplace surround with a living flame gas fire and marble hearth. A set of French door and two windows to the rear elevation.

Kitchen

10'5 x 10'0 (3.18m x 3.05m)

A range of shaker style wall and base units with coordinating work tops and a one and a half bowl sink and drainer. Integrated appliances to include an American style fridge freezer, dishwasher, microwave, eye level oven, 4 ring hob and extractor hood over. A window to the rear elevation and a composite stable style door to the side elevation. Laminate floor covering.

Utility Room

9'10 x 5'11 (3.00m x 1.80m)

With a door to the side elevation, work top with Belfast sink and plumbing for a washing machine. Tiling to the floor area and a wall mounted boiler.

Shower Room

5'9 x 5'0 (1.75m x 1.52m)

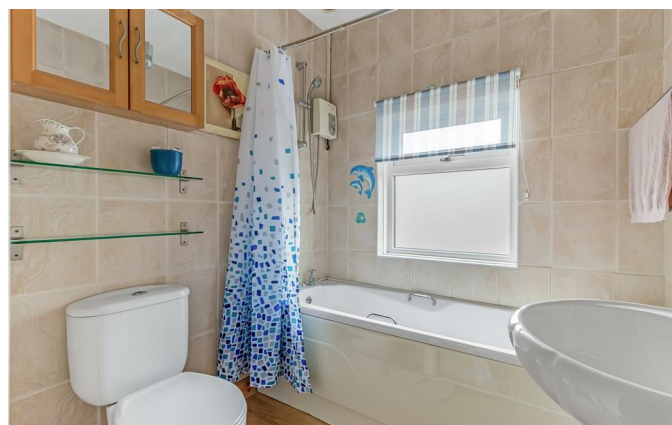
With a corner shower cubicle, WC, vanity wash basin, duel fuel heated towel rail and tiling to the walls and floor area.

FIRST FLOOR

Bedroom One

19'10 x 9'03 (6.05m x 2.82m)

With Dormer window to the front and rear elevation and made to measure fitted cupboards making excellent use of the spaces.



Bedroom Two

11'11 x 11'08 (3.63m x 3.56m)

With a window to the rear elevation, fitted wardrobes to the recess and a window to the rear elevation with far reaching views.

Bedroom Three

11'09 x 11'08 (3.58m x 3.56m)

With a window to the front elevation.

Bedroom Four

8'09 x 7'09 (2.67m x 2.36m)

With a window to the front elevation

Bathroom

6'02 x 6'01 (1.88m x 1.85m)

Comprising a bath with a shower over, pedestal wash basin, WC and a chrome heated trowel rail. A window to the rear elevation, tiled walls and a laminate floor covering. Extractor fan.

OUTSIDE

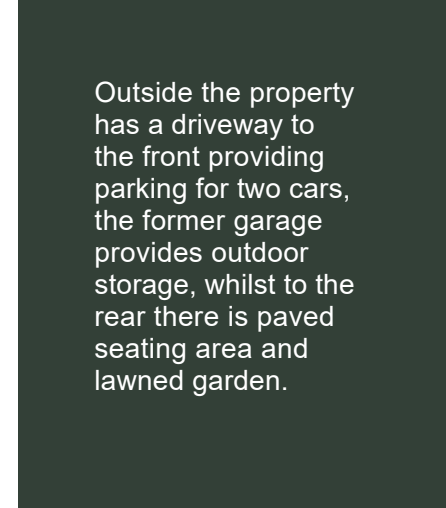
Outside Store

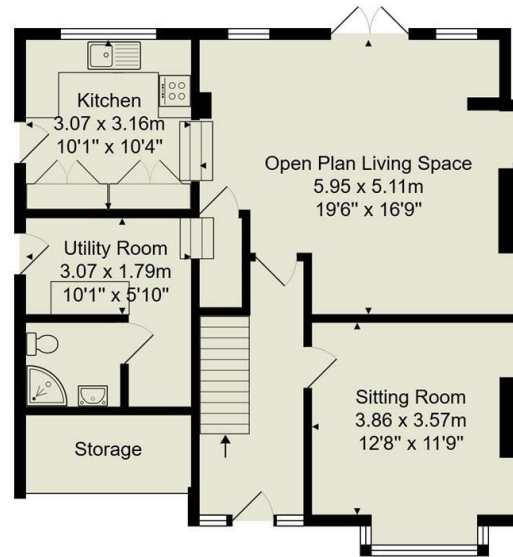
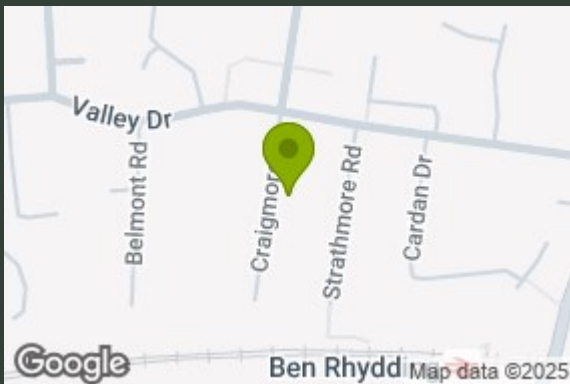
10'02 x 4'03 (3.10m x 1.30m)

A Tarmacadam drive provided parking for at least two vehicles. There is a useful outside store with a roller shutter door.

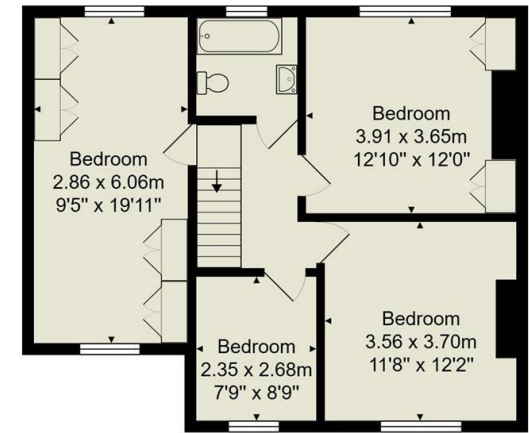
Gardens

To the side of the property there is a paved pathway. To the rear there is a garden shed, paved patio seating area, mature flower beds, plum tree and level lawned area. Steps lead up to the French doors at the rear of the property.





Ground Floor



First Floor

Total Area: 143.0 m² ... 1539 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	81
EU Directive 2002/91/EC		

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