



Easby Drive | | Ilkley | LS29 9BE

Asking price £699,000

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4 Easby Drive |
Ilkley | LS29 9BE
Asking price £699,000

A handsome double-fronted family home located within a sought after and well established residential area on the Western side of Ilkley.

- Roof Terrace With Outstanding Views
- Gardens To The Front And Rear
- Five Bedrooms
- Peaceful Yet Convenient Location
- Two Spacious Reception Rooms
- Three Bathrooms

With gas central heating, the accommodation comprises:

Ground Floor

Covered Entrance

Entrance Hall

14'6 x 6'10 (4.42m x 2.08m)

An inviting entrance hall with a stripped pine floor, stained glass window and ornate ceiling coving.

Sitting Room

16'1 x 13'10 (4.90m x 4.22m)

A generous sitting room featuring an open fire with tiled hearth, ornate ceiling coving and a pleasant outlook over the front garden.

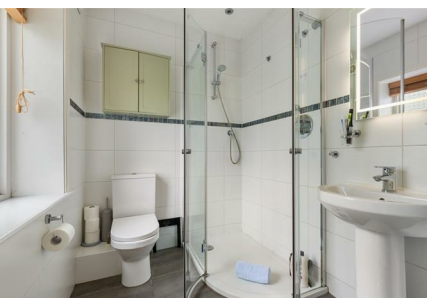
Living Room

15'1 x 14'0 (4.60m x 4.27m)

A further spacious reception room adjoining the kitchen and entrance hall. With a stripped pine floor, wood burning stove on tiled hearth and picture rail.



Conveniently situated within close proximity of All Saints Primary School, this impressive property features a South West facing roof terrace.



Breakfast Kitchen

14'5 x 12'10 (4.39m x 3.91m)

With a stone tiled floor and comprising an extensive range of base and wall units with coordinating granite work surfaces plus concealed lighting. Appliances include an oven, combination oven, five ring gas hob with hood over, fridge, freezer and a dishwasher.

Rear Entrance Porch

6'5 x 5'6 (1.96m x 1.68m)

A double glazed porch with a tiled floor.

Basement

Store Room One

14'1 x 6'11 (4.29m x 2.11m)

Utility Room

12'10 x 9'4 (3.91m x 2.84m)

Including base units, plumbing for a washing machine plus space for a dryer along with a useful store cupboard.

Store Room Two

12'5 x 5'2 (3.78m x 1.57m)

First Floor

Bedroom

16'2 x 13'6 (4.93m x 4.11m)

An ample double bedroom including two fitted wardrobes with store cupboards over.

En Suite

6'8 x 5'6 (2.03m x 1.68m)

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

Bedroom

15'6 x 11'6 (4.72m x 3.51m)

A further generous double bedroom featuring an extensive range of fitted wardrobes, one of which houses a hand wash basin, with sliding doors.

Bedroom/Study

10'10 x 6'6 (3.30m x 1.98m)

With a Westerly aspect.



Bathroom

12'3 x 5'2 (3.73m x 1.57m)

Including a bath, walk-in shower, hand wash basin within vanity unit and a heated towel rail.

Separate W.C

Second Floor

Landing

A light and airy landing with a recessed store cupboard.

Terrace

14'9 x 6'1 (4.50m x 1.85m)

An outstanding feature is the decked roof terrace accessed via a half-landing between the first and second floor.

Featuring an external power point, outdoor tap and offering a beautiful spot to enjoy the evening sun.

Bedroom

15'3 x 13'3 (4.65m x 4.04m)

En Suite

5'5 x 5'4 (1.65m x 1.63m)

With a walk-in rainfall shower, hand wash basin and w.c.

Bedroom

13'4 x 13'2 (4.06m x 4.01m)

A fourth double bedroom including a large recessed store cupboard with sliding mirror doors.

Outside

Front Garden

Providing two lawned areas either side of a paved path, enclosed by a stone wall and mature shrubs.

Rear Garden

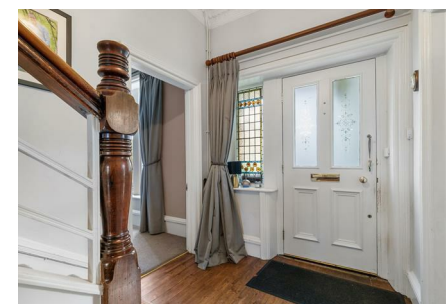
A West facing paved rear garden with gravelled section.

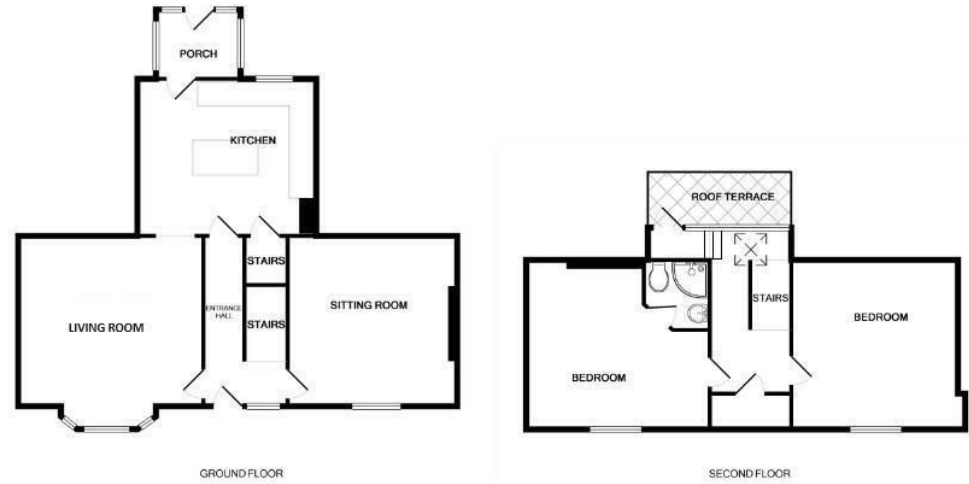
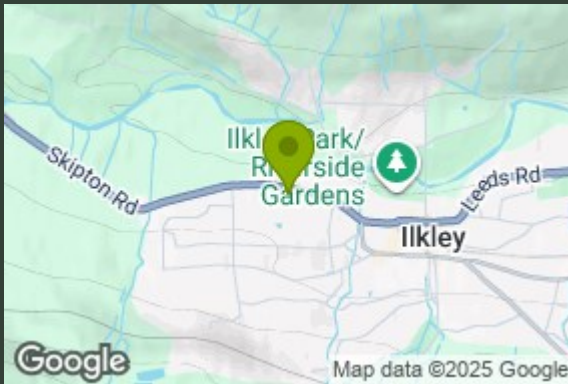
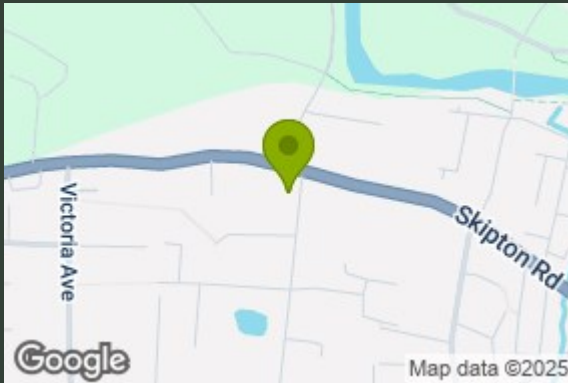
Tenure

Freehold.



Five bedrooms and three bathroom along with two spacious reception rooms give this Victorian mid-terrace a high degree of versatility.





4 Easby Drive

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
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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	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/>