



Cleasville Bradford Road, Burley In Wharfedale Ilkley LS29 7QL

william
h brown

welcome to

Cleasville Bradford Road, Burley In Wharfedale Ilkley

This EXTENDED semi-detached home is set in a SOUGHT-AFTER residential location and is beautifully presented throughout, offering GENEROUS living space. The property boasts a contemporary open-plan kitchen/diner/lounge, a downstairs WC, three bedrooms, a delightful rear garden, and off-street parking



Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Living Room

12' 5" Into recess x 12' 4" Into recess (3.78m Into recess x 3.76m Into recess)

A bright and airy room with a feature fireplace, shelving and cupboard built into the recess. The bay window to the front allows a good amount of natural light to flow through.

Lounge Area

12' 8" Max x 12' 3" Max (3.86m Max x 3.73m Max)

A second lounge area, open to the kitchen/diner with an exposed brick fireplace and ample room for furniture.

Kitchen/Diner

18' 6" Max x 11' 10" Max (5.64m Max x 3.61m Max)

A contemporary, stylish kitchen-diner seamlessly connected to the lounge area, forming the true heart of this family home. The kitchen features an excellent selection of wall and base units complemented by sleek work surfaces with an integrated sink and drainer. Discreetly hidden behind the cabinetry, integrated appliances create a clean, streamlined look. At the center, a practical island offers additional storage and houses the hob. Fully glazed double doors open onto the garden, while a skylight floods the space with natural light, enhancing its bright and airy feel.

Cloakroom

Always useful to have in a busy family home with a wc and wash hand basin. Additionally there is plumbing for a washing machine.

Bedroom One

12' 4" Max x 11' 7" Max (3.76m Max x 3.53m Max)

A good size double bedroom positioned to the rear elevation with space for free standing furniture and wood flooring.

Bedroom Two

12' 4" Max x 12' 4" Max (3.76m Max x 3.76m Max)

A good size double bedroom positioned to the front elevation with space for free standing furniture and a window boasting fabulous countryside views.

Bedroom Three

8' 10" Into recess x 5' 11" Max (2.69m Into recess x 1.80m Max)

A single bedroom positioned to the front elevation. This would be perfect as a home office depending on the buyers needs.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc and wash hand basin.

Outside

The front of the property boasts a low-maintenance gravel garden complemented by a side driveway offering convenient off-street parking. To the rear, a stylish paved terrace flows seamlessly from the kitchen/diner, creating the perfect spot for outdoor dining. Beyond, a beautifully manicured lawn is framed by vibrant, well-stocked borders and mature shrubs, providing a tranquil and picturesque setting.



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welcome to

Cleasville Bradford Road, Burley In Wharfedale Ilkley

- EXTENDED SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZE BEDROOMS
- STYLISH KITCHEN/DINER/LOUNGE
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£410,000



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