Hebers Grove | | Ilkley | LS29 9JR

Asking price £725,000

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An attractive detached bungalow occupying a quiet cul de sac setting and offering easily managed and generously proportioned accommodation. The property incorporates a welcoming hallway, a large sitting room, dining room, study, kitchen and utility room together with a principal bedroom with en suite facilities, two further bedrooms and a bathroom. There is a garage and lawned gardens to front and rear.

- Stone Fronted Detached Bungalow
- Vestibule & Hallway
- Kitchen & Utility Room
- Two Further Bedrooms & Bathroom
- Lawned Gardens To Front & Rear
- Quiet Cul De Sac Setting On Western Edge Of Ilkley
- Sitting Room, Dining Room & Study
- Principal Bedroom With En Suite Facilities
- Garage & Off Road Parking
- Council Tax Band F / EPC Rating C

GROUND FLOOR

Entrance Vestibule
With a panelled entrance door

Reception Hall
With recessed spotlights and a cylinder cupboard.

Sitting Room
26'9 x 12'2" (8.15m x 3.71m)
A spacious, light and airy principal reception room with a south facing bay window to the front elevation. Contemporary style fitted gas fire. Moulded ceiling cornice and recessed spotlights.

Dining Room
11'0" x 10'0" (3.35m x 3.05m)
Window to the rear elevation. With a cloaks cupboard and fitted bookshelves. Recessed spotlights.

An attractive detached bungalow occupying a quiet cul de sac setting and offering easily managed and generously proportioned accommodation.

Kitchen
12'0" x 10'0" (3.66m x 3.05m)
Fitted with a range of base and wall units with cupboards, drawers and coordinating work surfaces. Integrated sink unit and tiled splash backs. Fitted electric oven and gas hob. Plumbing for a dishwasher and space for a fridge freezer. Window overlooking the rear garden.

Utility Room
9'3" x 7'0" (2.82m x 2.13m)
With a stainless steel sink unit. Plumbing for a washing machine and space for a dryer. Wall mounted gas central heating boiler. Door to the rear garden.

Study
9'0" x 5'9" (2.74m x 1.75m)
Window to the side elevation.

Inner Hall
Leading to:

Principal Bedroom
13'8" x 12'0" (4.17m x 3.66m)
With fitted wardrobes, drawers and a dressing table. Recessed spotlights. Window to the side elevation.

En Suite Shower Room
With a large walk in shower, pedestal wash basin and low suite wc. Recessed spotlights.

Bedroom
11'8" x 10'0" (3.56m x 3.05m)
With fitted wardrobes, drawers and a dressing table. Recessed spotlights. Window to the front elevation.

Bedroom
10'9" x 8'5" (3.28m x 2.57m)
Window to the front elevation.

Bathroom
With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Recessed spotlights.

OUTSIDE

Garage
14'4" x 10'6" (4.37m x 3.20m)
With an electrically operated roller door.

There is additional off road parking on a tarmacadam parking space in front of the bungalow.

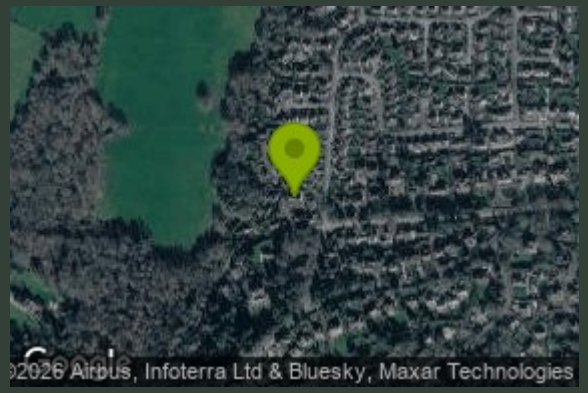
Gardens
The property has an open plan lawned garden to the front and an enclosed lawned garden with a patio to the rear.

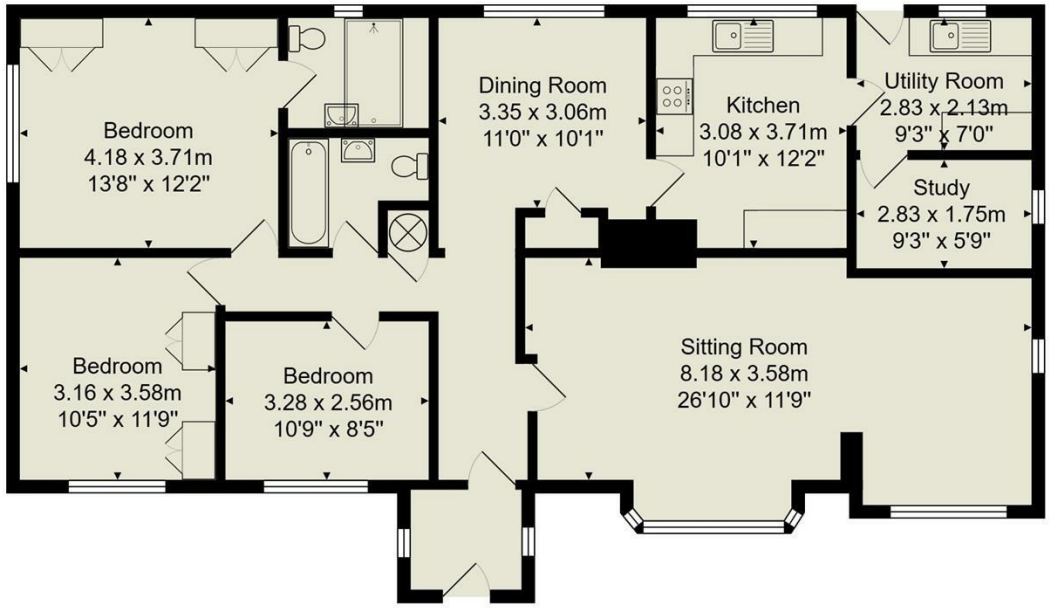
Ilkley
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at 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 F

Solar Panels
The property benefits from PV solar panels. The system includes a battery to store electricity for subsequent use within the property thereby minimising the cost of externally sourced power.

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.





Total Area: 127.8 m² ... 1376 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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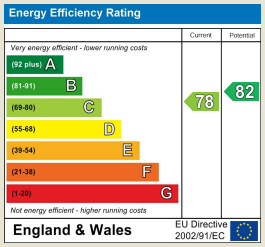

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