



**Sunset Drive, Ilkley**  
**Guide Price £385,000**





# 14 Sunset Drive

## Ilkley

### LS29 8LS

**AN IMPRESSIVE THREE BEDROOMED SEMI DETACHED HOME OFFERING WELL PROPORTIONED AND EXTENDED ACCOMMODATION AND HAVING A LOVELY LONG AND BEAUTIFULLY LANDSCAPED WEST FACING REAR GARDEN**

Located in a popular and established neighbourhood about a mile from Ilkley town centre, this attractive semi detached house stands on a particularly generous and wide plot with obvious potential for imaginative extension (subject to obtaining planning consent). The well proportioned accommodation incorporates a welcoming hallway with a cloakroom, a dining room and an extended sitting room and fitted kitchen on the ground floor whilst at first floor level there are three bedrooms and a shower room with a modern white suite. To the rear of the property is a long and beautifully landscaped private west facing level garden.



Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The accommodation has **GAS FIRED CENTRAL HEATING** and **DOUBLE GLAZING** and with approximate room sizes, comprises:-

## GROUND FLOOR

**RECEPTION HALL** 15' 4" x 6' 0" (4.67m x 1.83m) With a panelled entrance door.

**CLOAKROOM** With a low suite wc and wash basin.

**DINING ROOM** 13' 3" x 11' 10" (4.04m x 3.61m) With a splayed bay window to the front elevation. Multi fuel stove and two wall light points.

**SITTING ROOM** 20' 0" x 12' 0" (6.1m x 3.66m) With a stone fireplace incorporating timber shelving to either side and housing an electric fire. (There used to be an open fire in this room and the grate is behind the fire). A patio door leads to the rear garden.

**KITCHEN** 16' 3" x 6' 0" (4.95m x 1.83m) With an extensive range of fittings including a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces and a breakfast bar. Integrated appliances include a double oven and grill, hob with extractor hood over, fridge and freezer. A glazed door leads to the rear garden.

## FIRST FLOOR

### LANDING

**BEDROOM** 14' 0" x 9' 9" (4.27m x 2.97m) With a full width range of fitted wardrobes. A window with fitted drawers and cupboards underneath.

**BEDROOM** 12' 0" x 12' 0" (3.66m x 3.66m) With a drop down hatch and a folding ladder giving access to a boarded roof space above.

**BEDROOM** 7' 9" x 6' 0" (2.36m x 1.83m)

**SHOWER ROOM** With a modern white suite comprising large walk-in shower, low suite wc and wash basin. Cupboard with a Worcester wall mounted gas fired central heating boiler. Under floor heating. Chrome heated towel rail.

## OUTSIDE

**SINGLE GARAGE** Approached via a tarmac driveway which provides additional off road parking.

**GARDEN** To the front of the property is an easily maintained garden area.

To the rear of the house is a long and principally lawned garden bounded by stone walls and mature hedges. The garden is beautifully maintained, is extremely private and enjoys a westerly aspect.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering where possible. If this is not possible please advise our staff prior to the viewing appointment

**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.

**TENURE** We understand the property is Freehold.

**LOCATION** From Dale Eddison's Ilkley office proceed down Brook Street and at the traffic lights turn right into Leeds Road. Continue for about a mile. Sunset Drive is located on the right hand side.

**MONEY LAUNDERING REGULATIONS** 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. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

**REFERRAL FEES** Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.



Floor plan to follow.

EPC to follow.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.