



Cardan Drive | Ben Rhydding | Ilkley | LS29 8PH

Asking price £435,000

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WHITE  
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6 Cardan Drive | Ben Rhydding  
Ilkley | LS29 8PH  
Asking price £435,000

Tucked away in a peaceful cul-de-sac, this well-presented three bedroomed semi-detached home offers generous living space in a superb location. Ideally positioned within easy walking distance of the train station, local shops and excellent schools, this property is perfect for families and commuters alike.

The ground floor features three bright and versatile reception rooms, providing plenty of space for both entertaining and everyday living. Upstairs there are three well-proportioned bedrooms. To the rear, an attractive West facing garden offers lovely outdoor space to relax, while to the front, a private driveway and garage provide convenient off-street parking.

- Private West Facing Rear Garden
- Garage and Off-Street Parking
- Three Reception Rooms
- Cul De Sac Location

## GROUND FLOOR

### Reception Hall

12'09 x 6'11 (3.89m x 2.11m )

With high quality laminate flooring and two fitted store cupboards.

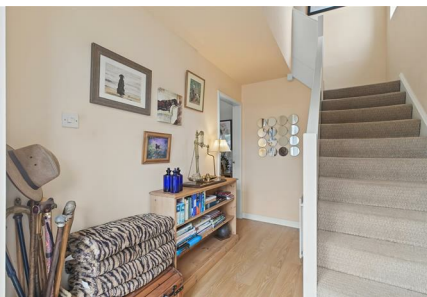
### Sitting Room

13'09 x 12'0 (4.19m x 3.66m )

Featuring a gas fire with marble surround and a bay window overlooking the front garden. There is Karndean flooring throughout and a large opening to:



To the rear of the property is a beautifully planted lawned and paved West facing garden while a detached garage is positioned to the side and a block-paved driveway to the front.



## Dining Room

8'09 x 10'09 (2.67m x 3.28m )

With fitted shutters opening to:

## Garden Room

9'08 x 6'06 (2.95m x 1.98m )

With a Westerly aspect and attractive outlook over the rear garden.

## Kitchen

12'09 x 8'02 (3.89m x 2.49m )

Comprising a good range of base and wall units, oven and a four-ring induction hob with hood over. Integrated appliances include a fridge, freezer and dishwasher. Additionally there is plumbing for a washing machine and an understairs cupboard providing additional storage space.

## FIRST FLOOR

### Landing

With a hatch to the loft and window to the side.

### Bedroom

12'0 x 11'05 (3.66m x 3.48m)

A good sized double bedroom with a recessed store cupboard and a window to the front elevation.

### Bedroom

10'09 x 10'09 (3.28m x 3.28m )

Ample double bedroom with an extensive range of fitted wardrobes and storage cupboards. Flooded with natural light via a westerly aspect.

### Bedroom

8'10 x 7'07 (2.69m x 2.31m )

With a fitted wardrobe and far reaching views towards Asquith.

### Bathroom

7'02 x 5'06 (2.18m x 1.68m )

Comprising a bath with shower over and glass screen, a hand wash basin and heated towel rail.

### Separate WC

## OUTSIDE



## Garage

17'09 x 8'03 (5.41m x 2.51m )

With an up and over door.

## Rear Garden

West facing garden that is partially lawned, with colorful flower beds and a patioed area.

## Front Garden

Lawned front garden with shrubbery.

## 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.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Offer Acceptance & AML Regulations

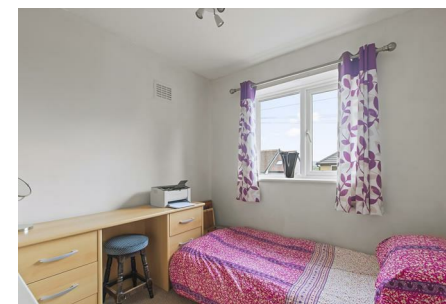
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

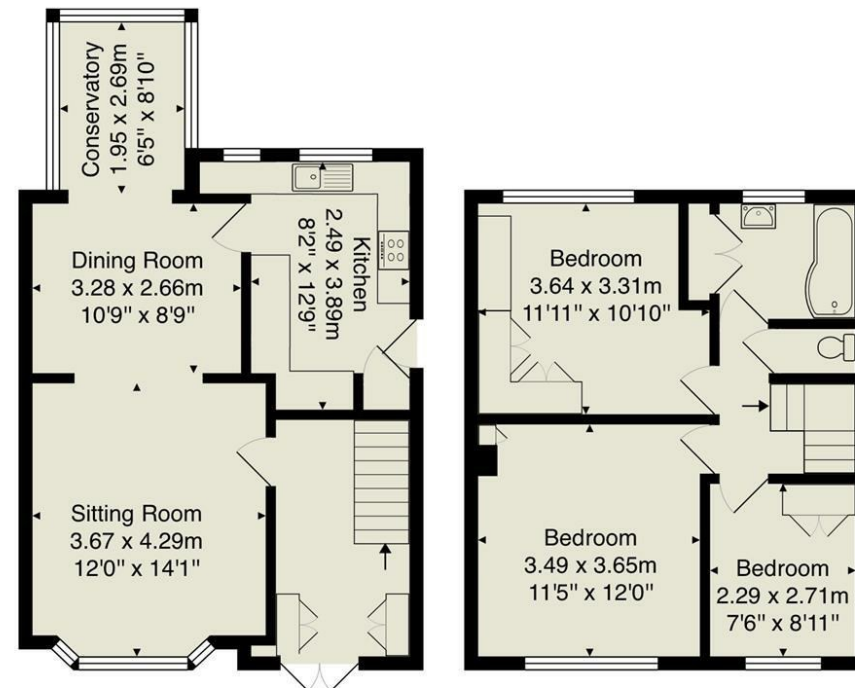


Cardan Drive is a highly regarded cul de sac situated within a brief stroll of Ben Rhydding train station.





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Total Area: 91.7 m<sup>2</sup> ... 987 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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