



Clifton Road | Ben Rhydding | Ilkley | LS29 8TU

Asking price £515,000

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38 Clifton Road | Ben Rhydding
Ilkley | LS29 8TU
Asking price £515,000

An attractive traditional semi detached house located in a highly regarded neighbourhood, standing within a sizeable plot and from an elevated setting, enjoying some fine views over the Wharfe valley and the Cow and Calf rocks. The property incorporates a sitting room, dining room, conservatory, fitted kitchen and a utility room with a cloakroom on the ground floor whilst at first floor level there are three bedrooms and a shower room. There is a single garage and extensive additional off road parking in the drive.

- Potential To Extend (STPP)
- Elevated Setting With Fine Views of the Valley and the Cow and Calf Rocks
- Generous Plot With South Facing Rear Garden
- Garage & Extensive Off Road Parking
- Council Tax Band E
- Sought After Residential Area

GROUND FLOOR

Entrance Porch

5'8" x 3'10" (1.73m x 1.17m)

Sitting Room

21'4" x 10'10" (6.50m x 3.30m)

With a stone fireplace housing a fitted gas fire. There are long distance views across the valley.

Dining Room

9'9" x 9'0" (2.97m x 2.74m)

With glazed double doors leading to:

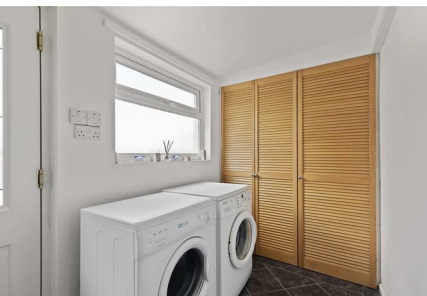
Conservatory

10'8" x 10'7" (3.25m x 3.23m)

With glazed double doors opening onto the rear garden.



An attractive traditional semi detached house located in a highly regarded neighbourhood, standing within a sizeable plot and from an elevated setting, enjoying some fine views over the Wharfe valley and the Cow and Calf rocks.



Kitchen

12'0" x 8'8" (3.66m x 2.64m)

Equipped to a high standard with a stainless steel sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Electric oven and microwave cooker, electric hob with filter hood over and a fitted fridge and freezer. Recessed spotlights. Large under stairs store cupboard.

Utility Room

9'0" x 5'2" (2.74m x 1.57m)

With plumbing for an automatic washer and space for a dryer. Large cupboard which houses the wall mounted gas central heating boiler. Door to the side of the property.

Cloakroom

With a low suite wc and a wash basin with a cupboard beneath.

FIRST FLOOR

Landing

With a linen cupboard.

Bedroom

12'3" x 10'9" (3.73m x 3.28m)

With fitted wardrobes and cupboards, a dressing table and a recessed cupboard. Two windows to the front elevation.

Bedroom

14'5" x 9'9" (4.39m x 2.97m)

With fitted wardrobes, cupboards and drawers. Two windows to the rear elevation with fantastic views of the Cow and Calf.

Bedroom

8'9" x 7'10" (2.67m x 2.39m)

With a bulkhead store cupboard and a window to the side elevation.

OUTSIDE

Single Garage

18'3" x 8'4" (5.56m x 2.54m)

With an electrically operated up and over door.

There is additional off road parking for up to three vehicles in the driveway.

Gardens

The property stands on a good sized plot. There is a good sized garden area to the front as the house stands well back from Clifton Road.

To the rear there is a large south facing enclosed garden with a patio area leading onto a lawn with tidy flower borders and mature shrubs.



Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

City of Bradford Metropolitan District Council Tax Band E.

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.

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.

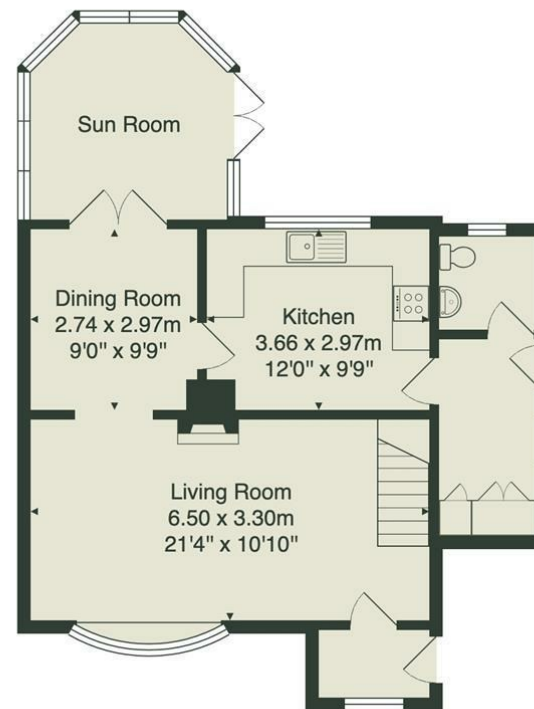
Tenure

We are informed by the client/s that the property is Freehold.

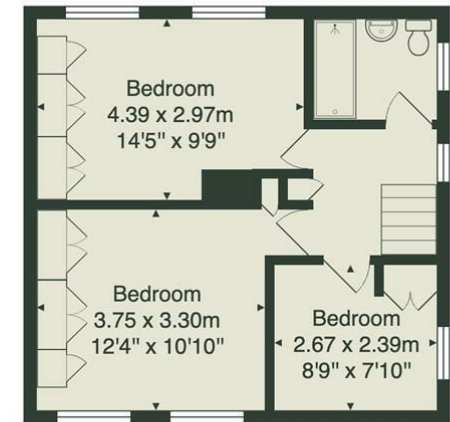


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Ground Floor



First Floor

Total Area: 106.3 m² ... 1144 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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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	

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