



Bracken House

College Drive | Ilkley | LS29 9TY

Asking price £895,000

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A handsome stone built three storey family home offering particularly spacious and well appointed accommodation. The property occupies an enviable setting between the town centre and the famous Ilkley Moor. To the rear of the house is a lovely private landscaped garden with a southerly aspect. The property incorporates a welcoming hallway with a cloakroom, two principal reception rooms, a large and recently fitted high quality kitchen and a large utility room together with a bathroom and five bedrooms, two of which have en suite facilities. There is an integral garage and additional off road parking.

- A Handsome Three Storey Stone Built Family Home
- Spacious Hallway & Cloakroom
- High Quality Modern Fitted Kitchen & Large Utility Room
- Bathroom & 2 Shower Rooms
- Garage & Off Road Parking
- Enviably Setting Between Town Centre & Ilkley Moor
- Two Principal Reception Rooms
- 5 Bedrooms
- Private South Facing Landscaped Garden
- EPC Rating C / Council Tax Band F

GROUND FLOOR

Reception Hall

Entrance via a part glazed door, the hall has Oak flooring and ceiling cornice. There is also a large understairs cupboard.

Cloakroom

Comprising of a W.C, pedestal wash basin, ceramic tiled flooring and recessed spotlights.



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Dining Room

9'10 x 19'0 (3.00m x 5.79m)

A large room approached from the hallway, via part glazed double doors. This room has Oak flooring, ceiling cornice and a bay window to the front elevation.

Kitchen

17'0 x 14'08 (5.18m x 4.47m)

A modern Eastburn kitchen, built in 2023, and comprising of fitted cupboards with quartz worksurfaces, cupboards and drawers and a porcelain sink with a Quooker tap. There is a matching island unit with a breakfast bar, as well as a useful pantry cupboard, with tiled flooring and recessed spotlights throughout. Appliances include an oven, microwave, warming drawer, fridge, dishwasher, induction hob, extractor fan, freezer, and a wine fridge. The kitchen has windows facing the rear elevation, and a door providing access to the rear patio.

Large Utility Room

17'0 x 9'0 (5.18m x 2.74m)

With an inset sink and mixer tap, this room also has plumbing for a washing machine and space for a dryer. Ceramic tiled floor and recessed spotlights, as well as doors to both the rear patio and the garage.

Central Heating Chamber

5'08 x 9'06 (1.73m x 2.90m)

A useful additional storage space, housing a large modern boiler.

FIRST FLOOR

Landing

With a window to the front elevation, and large double doors leading to the...

Sitting Room

19'0 x 17'0 (5.79m x 5.18m)

A large, bright sitting room, with a ceiling cornice, and Oak flooring. Featuring a stone fireplace with a modern gas fire, this room also has double glazed doors opening inwards to create a Juliet Balcony. There are also two windows overlooking the rear garden, and a further double glazed door that opens to a large patio at the rear.





Bedroom

18'08 x 9'09 (5.69m x 2.97m)

A spacious double with a bay window facing the front elevation.

Bedroom

13'0" x 9'04 (3.96m x 2.84m)

A double, featuring glazed double doors opening to a paved balcony.

Bathroom

A white suite bathroom, comprising of a W.C., panel bath, tiled shower cubicle and pedestal wash basin. There is ceramic tiling to the floor and walls. Recessed spotlights.

SECOND FLOOR

Landing

With a linen cupboard.

Bedroom

16'10 x 11'2" (5.13m x 3.40m)

Windows overlooking the rear elevation.

En Suite Shower Room

Comprising of a tiled shower cubicle, pedestal wash basin and a low suite W.C. There is tiling to the floor and walls and recessed spotlights.

Bedroom

17'0 (max) x 14'09 (5.18m (max) x 4.50m)

Featuring glazed double doors opening to a paved balcony.

En suite Shower Room

With a tiled shower cubicle, pedestal wash basin and a low suite W.C. There is tiling to the floor and walls and recessed spotlights.

Bedroom

21'05 x 9'04 (6.53m x 2.84m)

A double, with windows to both the front and rear elevations.

OUTSIDE



Garage

18'0 x 9'06 (5.49m x 2.90m)

With an electric up and over door.

Gardens

To the rear, the kitchen opens onto a paved area, with steps to a south facing rear garden. The garden includes a large patio area, lawn, sunken terrace and flower borders. From the garden there is a gate leading to Broderick Drive, giving easy access to Ilkley Moor.

At the front of the property there is a easily maintained lawn garden, and a block paved drive providing additional parking.

Additional Land

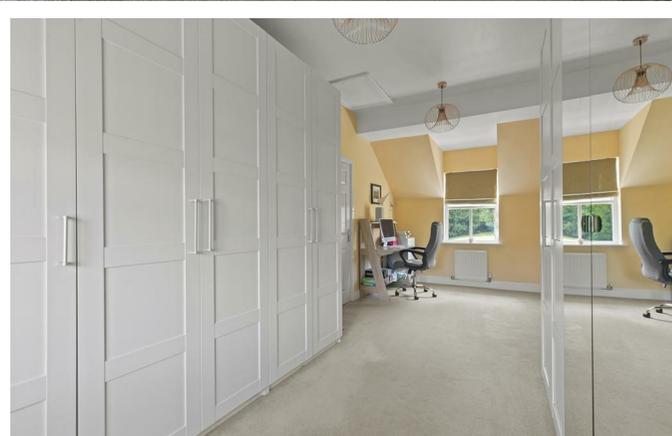
Immediately to the rear of Bracken House is a lawned area of land which is in shared ownership along with three other adjacent house owners.

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



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.



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Total Area: 242.2 m² ... 2607 ft² (excluding balcony)
 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 | | 75 | 82 |
| (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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