



Sunset Drive, Ilkley
Asking Price Of £350,000





27 Sunset Drive

Ilkley
LS29 8LS

AN ATTRACTIVE AND EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE STANDING WITHIN A GENEROUS LEVEL PLOT AND OFFERING SCOPE FOR SOME MODERNISATION AND IMPROVEMENT

Located in a popular and established neighbourhood within about a mile of Ilkley town centre this attractive semi detached house provides generously proportioned accommodation in need of some updating and offering obvious potential for further extension (subject to obtaining planning permission). The property incorporates a large sitting room, a dining room, kitchen and utility room on the ground floor whilst at first floor level there are three bedrooms and a recently refurbished shower room. The property stands in a particularly generous plot with a frontage at the rear onto Valley Road, from where there is access to a large double garage.



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

ENTRANCE VESTIBULE 11' 0" x 3' 6" (3.35m x 1.07m) With a double glazed entrance door.

SITTING ROOM 18' 0" x 14' 3" (5.49m x 4.34m) With a beamed ceiling and a decorative fireplace housing a gas stove. Hardwood floor. Bay window to the front of the property. Three wall light points.

DINING ROOM 12' 10" x 12' 1" (3.91m x 3.68m)

INNER VESTIBULE With an under stairs store cupboard.

STUDY 6' 5" x 5' 6" (1.96m x 1.68m)

KITCHEN 13' 2" x 12' 0" (4.01m x 3.66m) With 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. Fitted electric oven and hob. Plumbing for a dishwasher. Door to the rear of the property.

LAUNDRY 13' 9" Maximum x 11' 7" (4.19m x 3.53m)

CLOAKROOM With a low suite wc.

FIRST FLOOR

LANDING

BEDROOM 10' 5" x 8' 2" (3.18m x 2.49m) (Plus recessed wardrobes).

BEDROOM 12' 10" x 12' 6" (3.91m x 3.81m)

BEDROOM 8' 10" x 7' 4" (2.69m x 2.24m)

SHOWER ROOM Recently refurbished to a high standard, the shower room incorporates a tiled shower cubicle, a low suite wc and wash basin. Chrome heated towel rail and recessed spotlights. Under floor heating.

OUTSIDE

LARGE DOUBLE GARAGE 21' 9" x 16' 2" (6.63m x 4.93m) With an electrically operated up and over door. The garage is accessed from Valley Road to the rear.

GARDENS The property stands on a particularly generous plot with an easily maintained garden to the front. There is a large level garden to the rear which has an artificial lawn with adjacent flower borders. The rear garden is enclosed.

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

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.



