



Sage Meadow

4 Shannon Close | Ilkley | LS29 9PJ

Asking price £695,000

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Sage Meadow is a spacious three-bedroomed semi-detached family home located in a sought after residential area to the west of Ilkley town centre.

Situated at the head of a quiet cul-de-sac, this extended semi-detached property occupies a generous plot, within a short stroll of Ilkley town centre, the home enjoys convenient access to local amenities while offering privacy, and attractive far-reaching views.

The accommodation briefly comprises a covered porch, welcoming entrance hall, open-plan kitchen/dining room, sitting room, conservatory, and a modern shower room. The first floor hosts three generously proportioned double bedrooms, a family bathroom, and access to a fully boarded loft space.

- Potential for extension subject to relevant permissions
- Head of Cul-De- Sac with elevated views
- West side of Ilkley
- Generous plot
- South Facing Gardens
- Three Bedrooms
- Garage and Driveway

GROUND FLOOR

Entrance Hall

With a composite and glazed front door. Useful cloaks cupboard and built in telephone seat. Stairs to the first floor.

Sitting Room

17'08 x 12'11 (5.38m x 3.94m)

A well proportioned room with a generous window to the front elevation having lovely views over Ilkley. Glazed bi fold doors lead into the conservatory. A lovely focal point to this room is the marble fireplace with an inset living flame gas fire.

Dining Room

13' x 10'09 (3.96m x 3.28m)

Accessed from the entrance hall and open-plan adjoining kitchen, this room provides a versatile space. Currently arranged with a dining table and chairs, it could easily serve as a snug family seating area or a home study. The room features a window to the front elevation, built-in display cabinets with worktops, and access to a pantry cupboard. Engineered Oak flooring,



A spacious three-bedroomed semi-detached family home in a prime location to the west of Ilkley town centre.



Kitchen

22'0 max x 10'01 (6.71m max x 3.07m)

A well-appointed kitchen featuring a range of Shaker-style cabinetry, offering ample storage, display cabinets, and coordinating sliding wicker baskets. Wood-effect worktops with matching upstands complement a one-and-a-half bowl stainless steel sink with drainer. Integrated appliances include a washing machine, dryer, dishwasher, microwave, and an American-style fridge/freezer. A Range Master cooker with a five-ring gas hob and matching extractor hood completes the cooking area. The space is naturally bright, with a window to the rear elevation and two Velux windows overhead. Engineered Oak flooring.

Shower Room

8'01 x 5'01 (2.46m x 1.55m)

A recently fitted shower room providing a walk in shower cubicle, concealed units WC, and vanity unit. Heated towel rail, tiled floor and walls. A window to the rear elevation and a Velux window above.

Conservatory

14'05 x 12'04 (4.39m x 3.76m)

Enjoying a southerly aspect with French doors opening onto the rear garden and patio areas. Light wood effect floor covering.

Stairs to First floor

FIRST FLOOR

Landing area

Window to the rear elevation.

Loft space

16'05 x 8'04 (5.00m x 2.54m)

With a folding wooden drop down ladder giving access to a spacious fully boarded loft area. A velux window brings in plenty of natural light. Access to under eaves storage. Gas fired central heating boiler. Fitted desk.

Bedroom One

17'01 x 10'9 (5.21m x 3.28m)

A range of fitted furniture including wardrobes, dressing table and cupboards. A window to the front elevation enjoying views across the valley.

Bedroom Two

12'08 x 12'01 (3.86m x 3.68m)

With twin fitted double wardrobes and cupboards. A window to the front elevation with views across the valley.

Bedroom Three

12'11 x 10'02 (3.94m x 3.10m)

Another double bedroom with a window to the rear elevation.

Bathroom

8'09 x 7'06 (2.67m x 2.29m)

Comprising an air bath, shower cubicle, pedestal wash basin and WC. A window to the rear elevation, laminate flooring and tiling to the wall areas.

OUTSIDE

Garage

16'09 x 9'10 (5.11m x 3.00m)

With an electric up and over door. Power and lights.



Gardens and Driveway

To the front of the property, a sweeping Tarmacadam driveway provides ample parking to both the front and side. The front garden is laid to lawn and complemented by mature hedges, creating an attractive and welcoming aspect.

At the rear, a generous flagged patio extends along the side and rear of the property, leading to a lawned garden, with established mature trees and hedges, creating a private, south-facing garden. The rear garden also benefits from two useful garden sheds.

Summer House

11'11 x 10'0 (3.63m x 3.05m)

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.

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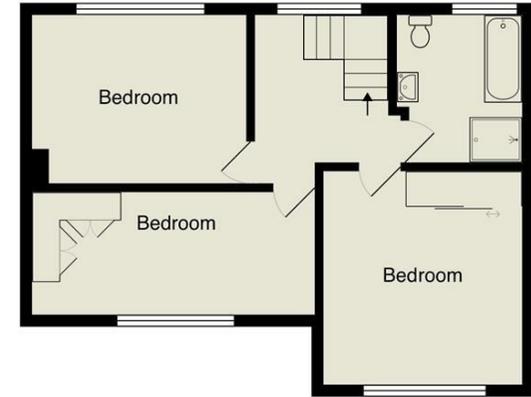


The plot offers excellent potential for further extension, subject to the necessary planning permissions.





Ground Floor



First Floor

Total Area: 121.9 m² ... 1313 ft² (excluding kitchen)

All measurements are approximate and for display purposes only.

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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	62	80
(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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