

15 Brackenwood Close | Ilkley | LS29 8NH

Asking price £385,000

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Built in 2018, this smartly presented three bedroomed, two bathroom end-terrace home features an ample lawn and paved rear garden along with off-street parking for two cars.

Conveniently positioned within easy reach of Ben Rhydding train station and Ilkley town centre, this impressive home is situated at the head of a peaceful cul de sac and provides the opportunity to acquire a property with low running costs thanks to its energy efficiency rating of B.

- Cul De Sac Location
- Lawned & Paved Rear Garden
- Downstairs W.C
- Smartly Presented Throughout
- Three Bedrooms & Two Bathrooms
- Built in 2018

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall
7'1 x 6'0 (max) (2.16m x 1.83m (max))
An inviting entrance hall accessed via a composite door.

Cloakroom
6'2 x 3'7 (1.88m x 1.09m)
Part tiled with a hand wash basin and W.C.

Living Room
17'6 x 12'6 (5.33m x 3.81m)
A generous living room with a window to the front elevation and a door leading to:







15 Brackenwood Close enjoys an enviable position, being nestled at the head of a cul de sac.











Dining Kitchen
15'5 x 11'5 (4.70m x 3.48m)
This bright and stylish dining kitchen is fitted with a comprehensive range of base and wall units, complemented by coordinating work surfaces. Integrated appliances include a four-ring electric hob with hood over, dual oven, fridge, freezer, washing machine and dishwasher. The dining kitchen also includes a cupboard housing the boiler, recessed spotlights and a useful under-stairs storage cupboard. There is ample space for a dining table, while a window and French doors provide plenty of natural light and a pleasant outlook over the rear garden.

FIRST FLOOR

Landing
With a hatch to the loft.

Bedroom
12'0 x 10'03 (3.66m x 3.12m)
An ample double bedroom with a window to the front elevation.

En suite
7'8 x 3'3 (2.34m x 0.99m)
Comprising a W.C, hand wash basin, shower with glass screen, heated towel rail and spotlights. There is also a window to the front elevation.

Bedroom
11'4" x 7'6" (3.46m x 2.31m)
A further double bedroom with a window to the rear elevation providing far reaching views towards open fields.

Bedroom
11'5 (max) x 7'5 (3.48m (max) x 2.26m)
With a window to the rear elevation, providing a pleasant outlook over the garden.

Bathroom
7'8 x 6'10 (2.34m x 2.08m)
The well-appointed bathroom comprises a hand wash basin, W.C and bath with shower over plus glass screen. Further features include a heated towel rail, spotlights and a useful linen cupboard providing additional storage.


Virtually staged image


ally staged image







OUTSIDE

Garden
To the rear of the property is a level garden featuring a paved patio and lawn beyond. The garden is enclosed by fencing and benefits from an outside tap and external lighting, making it a practical and pleasant space for outdoor entertaining.

Driveway
To the front of the property is a tarmacadam drive providing off-street parking for two vehicles. Beyond the drive is a useful wooden bin store.

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.





Few properties at this price point benefit from a garden of this size and off-street parking for two cars.











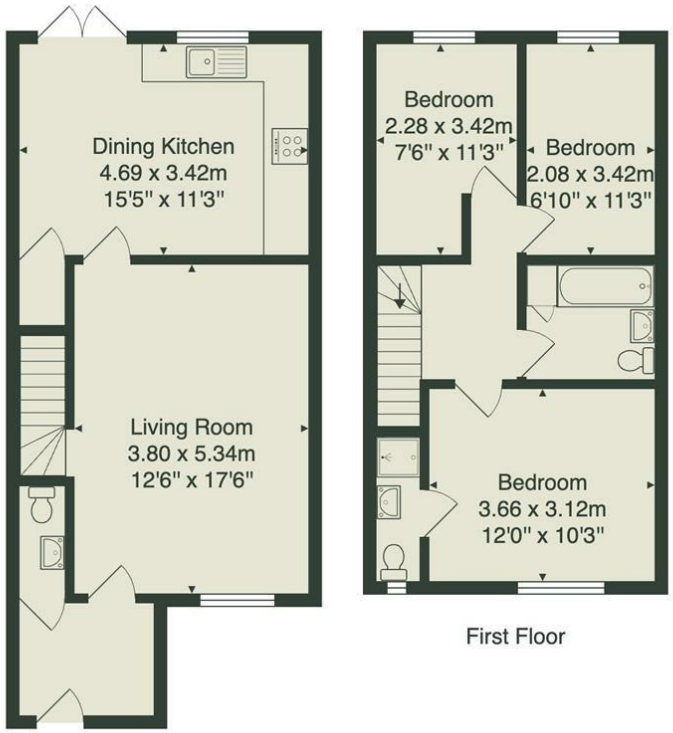

Total Area: 85.6 m² ... 921 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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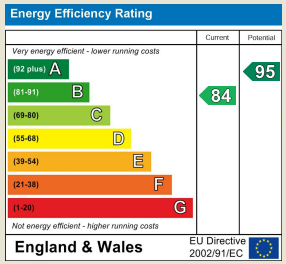

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