



Sunset Drive, Ilkley
Asking Price Of £375,000





17 Sunset Drive

Ilkley
LS29 8LS

AN ATTRACTIVE THREE BEDROOMED SEMI DETACHED HOUSE WITH SCOPE FOR SOME MODERNISATION AND IMPROVEMENT, STANDING ON A PARTICULARLY WIDE PLOT AND HAVING OBVIOUS POTENTIAL TO EXTEND

Located in a popular and established neighbourhood about a mile from Ilkley town centre, this attractive traditional three bedroomed semi detached house provides well proportioned accommodation with obvious potential to extend, subject to obtaining any necessary planning approval. The property incorporates a welcoming hallway, a sitting room, a full width open plan dining kitchen and a conservatory on the ground floor whilst at first floor level there are three bedrooms and a bathroom. The property stands on an unusually wide level plot with extensive gardens and a frontage onto Valley Road at the rear.



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 DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR

RECEPTION HALL 12' 3" x 5' 10" (3.73m x 1.78m) With a panelled entrance door.

SITTING ROOM 13' 8" x 11' 10" Into Bay Window (4.17m x 3.61m) Having an attractive fireplace with a fitted gas fire. Night storage heater.

KITCHEN 11' 10" x 5' 10" (3.61m x 1.78m) With an inset sink unit and mixer tap and a range of fitted base and wall units with a tiled surround. Gas oven and gas hob. Plumbing for an automatic washing machine. Under stairs pantry area.

ADJOINING DINING ROOM 11' 10" x 11' 10" (3.61m x 3.61m) With a stone fireplace and night storage heater.

CONSERVATORY 16' 6" x 6' 6" (5.03m x 1.98m) With glazed double doors opening onto the rear garden.

FIRST FLOOR

LANDING Leading to:-

BEDROOM 11' 10" x 11' 10" (3.61m x 3.61m)

BEDROOM 14' 4" x 10' 5" (4.37m x 3.18m) With recessed wardrobes and a night storage heater.

BEDROOM 7' 7" x 5' 10" (2.31m x 1.78m) With windows to two sides.

BATHROOM With a panelled bath, wash basin with a cupboard beneath and a low suite wc. Part wall tiling. Windows to two sides.

OUTSIDE

GARAGE 16' 1" x 9' 3" (4.9m x 2.82m) With an up and over door. There is a concrete driveway to the front of the garage providing additional off road parking.

GARDEN The property stands on an unusually large plot with frontages onto Sunset Drive to the front and Valley Road to the rear.

There is a lawned garden to both the front, side and rear with flower borders, shrubs and mature trees. Aluminium and glazed greenhouse.

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

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

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.

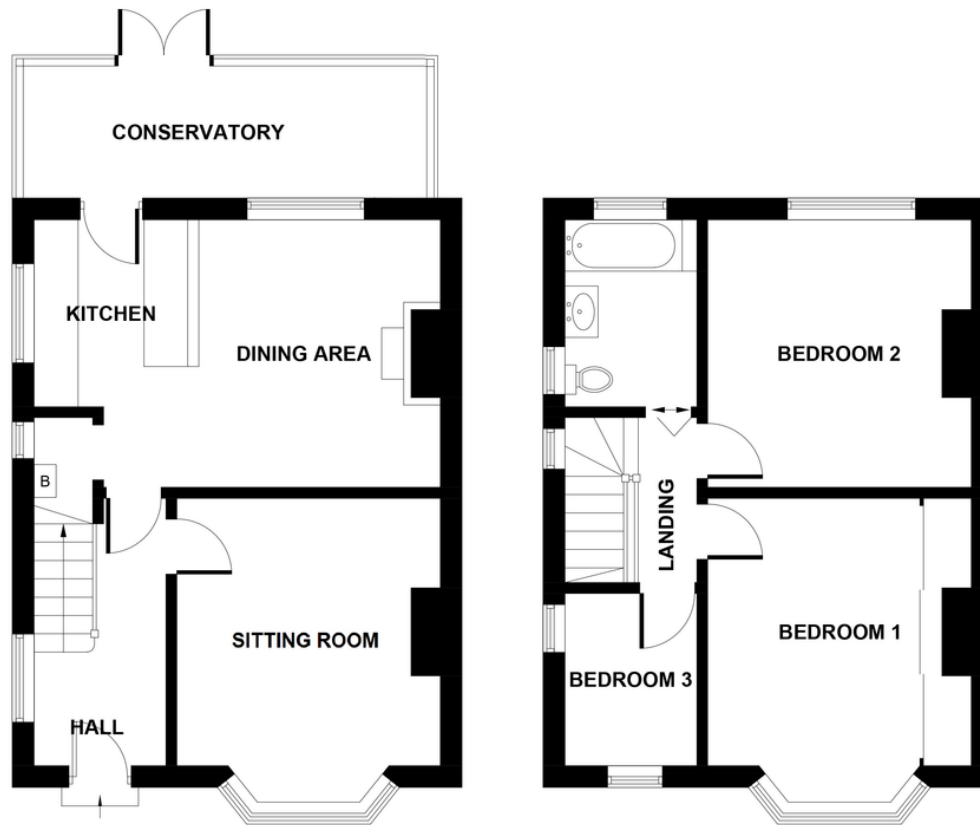
TENURE We understand the property is Freehold.

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.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.





GROUND FLOOR

FIRST FLOOR

17 SUNSET DRIVE

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 722182)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.