

College Drive, Ilkley, West Yorkshire

£515,000

A deceptively spacious 4 bed, 3 bath modern family home with superb Wharfedale views in this highly desirable location. NO ONWARDS CHAIN.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

INTRODUCTION

Dales & Shires Estate Agents are very pleased to offer for sale this spacious and well appointed home, located in a highly desirable position and enjoying far reaching views over Ilkley and Wharfedale. This modern development is built within the former grounds of Wells House, one of Ilkley's historic landmark buildings. Featuring: neutral decoration, modern fixtures and fittings, double glazing, spacious rooms, a versatile layout and manageable gardens. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the size, layout, views, value and location.

PROPERTY SUMMARY

The accommodation is laid out over three floors and includes spacious living areas, 4 bedrooms, 3 bathrooms and an integral garage. Externally there are attractive, low maintenance front and rear gardens and ample parking on the driveway.

LOCATION

The property is situated in the highly desirable and established spa town of Ilkley, on the edge of Ilkley Moor. The town is surrounded by beautiful countryside and boasts plentiful local facilities, including shops, schools, restaurants, pubs, parks and supermarkets. Skipton, Addingham, Burley in Wharfedale, Bolton Abbey, Leeds and Otley are also nearby and offer an excellent further choice of shops, restaurants, bars and tourist attractions. Popular with residents and tourists this part of Yorkshire is an ideal base for those keen to explore the surrounding countryside and Yorkshire Dales. There are excellent transport links, making the area a popular choice for commuters.

DIRECTIONS

Sat Nav location: LS29 9TY.

GROUND FLOOR

Entrance hallway with cloakroom, boiler cupboard, stairs up and down and doors to:

Lounge 18' 10" x 16' 7" (5.74m x 5.05m) max into bay.

Large and light living room with rear bay window and feature fireplace.

Integral garage 17' 7" x 8' 2" (5.36m x 2.49m)

Up and over door, power and light.

LOWER GROUND FLOOR

Central hallway with understairs cupboard.

Kitchen / Dining Room 18' 4" x 16' 6" (5.58m x 5.03m) max into bay.

Spacious and light room with ample kitchen and living/dining space. The modern fitted kitchen has built in appliances and space for a range cooker. Rear windows and door to the rear gardens.

Bedroom 4 / 2nd Lounge 16' 6" x 11' 6" (5.03m x 3.50m)

Generous double bedroom with front light well window.



Utility 6' 6" x 5' 3" (1.98m x 1.60m)

Fitted units and work surface with sink and plumbing for a washing machine and additional utility space.

Shower Room 6' 7" x 5' 7" (2.01m x 1.70m)

Fitted white modern shower suite.

FIRST FLOOR

Central landing with loft access hatch.

Master Bedroom 18' 10" x 16' 6" (5.74m x 5.03m)

max into bay and robes.

Large double bedroom with extensive fitted wardrobes and storage. Rear bay window. Door to:

Master En-Suite 8' 5" x 3' 10" (2.56m x 1.17m)

Modern and stylishly appointed with large shower suite.

Bedroom Two 12' 8" x 8' 7" (3.86m x 2.61m)

Double bedroom with front windows.

Bedroom Three 11' 7" x 7' 8" (3.53m x 2.34m)

narrowing to 9'4".

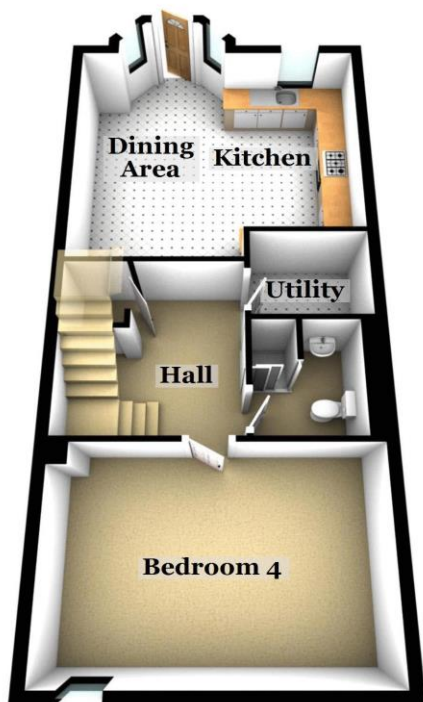
Good sized single bedroom with front windows.

Bathroom 8' 11" x 8' 7" (2.72m x 2.61m)

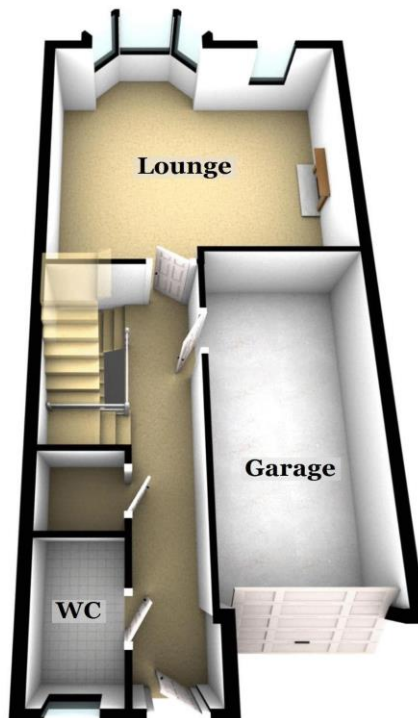
Large, modern family bathroom with bath and separate shower.



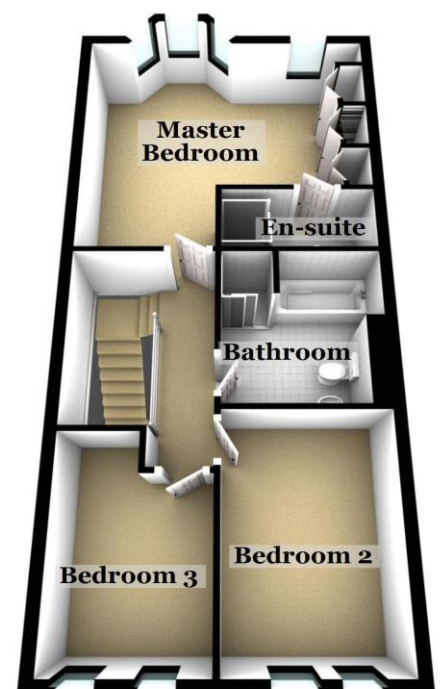
Ground Floor



First Floor



Second Floor





OUTSIDE

To the front is a low maintenance garden area with gravel border and planted shrubs. A block paved driveway provides ample off street parking for 2/3 cars and leads to the garage. The rear gardens enjoy an elevated position, attractive views and are relatively low maintenance with well stocked planted areas and paved seating spaces, ideal for relaxing and entertaining. Rear gated access and steps allows access to the former grounds' grassed slopes and footpaths which lead down towards Queens Road.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire, Cumbria and surrounding counties. Our agency fees are competitive with NO setting up fees, NO hidden catches and NO long contract tie ins.

To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

We are specialists in handling Period, Individual and Rural properties throughout the region.

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

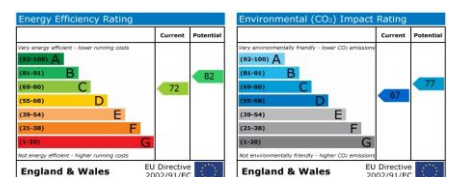
Tenure: Freehold.

Council Tax Band: F.

These details were prepared / amended on: 22/07/2017

AGENT'S DISCLAIMER

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