



# Rose Dene

Sunset Drive | | Ilkley | LS29 8LS

£495,000

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Sunset Drive |  
Ilkley | LS29 8LS  
£495,000

An attractive semi detached house with extensive outbuildings, standing on a wide plot, with a long west facing garden and having obvious potential for significant extension, subject to obtaining any necessary planning approval. The property incorporates a porch and welcoming hallway, a sitting room, breakfast kitchen, utility room and conservatory on the ground floor whilst at first floor level there are three bedrooms and a bathroom, together with a converted roof space suitable for a variety of uses.

- Handsome Semi Detached House
- Wide Plot With Long West Facing Garden
- Sitting Room
- 3 Bedrooms & Bathroom
- Council Tax Band D
- Potential For Significant Extension
- Porch, Hall & Cloakroom
- Breakfast Kitchen, Utility Room & Conservatory
- 2 Garages, Store & Summerhouse
- EPC Rating Awaited

## GROUND FLOOR

### Entrance Porch

7'6" x 3'6" (2.29m x 1.07m)

With a double glazed door and fitted cupboard.

### Reception Hall

15'3" x 5'10" (4.65m x 1.78m)

With a small under stairs store cupboard and a further cupboard housing the wall mounted gas central heating boiler.

### Cloakroom

With a wash basin and low suite wc. Recessed spotlights.



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### **Sitting Room**

13'5" x 12'0" (4.09m x 3.66m)

With a splayed bay window to the front elevation. Open fireplace with a pine surround. Fitted cupboards and a picture rail.

### **Breakfast Kitchen**

12'0" x 11'10" (3.66m x 3.61m)

With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Breakfast bar. Fitted electric oven, gas hob and fridge. Multifuel stove.

### **Utility Room**

8'4" x 5'6" (2.54m x 1.68m)

With a stainless steel sink unit, cloaks cupboard and plumbing for an automatic washer.

### **Conservatory**

14'6" x 11'0" (max) (4.42m x 3.35m (max))

With glazed double doors leading onto the rear garden.

## **FIRST FLOOR**

### **Landing**

Leading to:

### **Bedroom**

14'0" x 12'0" (4.27m x 3.66m)

With a bay window with a fitted window seat to the front elevation.

### **Bedroom**

12'0" x 11'9" (3.66m x 3.58m)

With an outlook over the rear garden.

### **Bedroom**

7'8" x 5'9" (2.34m x 1.75m)

With a store cupboard.

### **Bathroom**

With a modern white suite comprising a panelled bath having a shower over, wash basin with a cupboard beneath and a low suite wc. Chrome heated towel rail.

## **SECOND FLOOR**

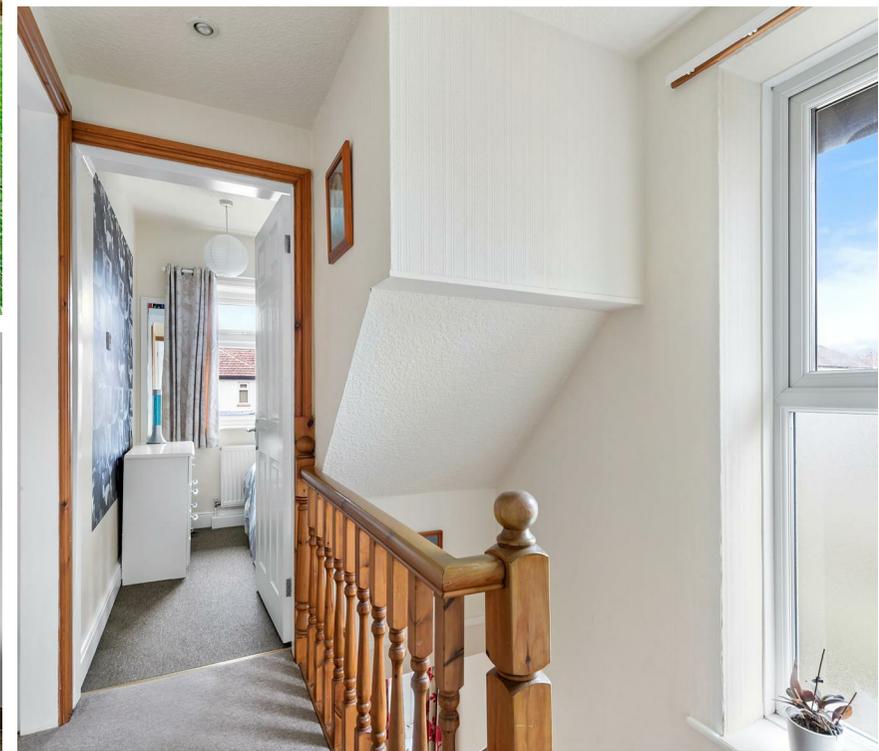
### **Converted Roof Space**

With a Velux rooflight window and approached via a permanent staircase., the useful additional area is suitable for a variety of uses.

## **OUTSIDE**

### **Garden**

The property stands on a particularly generous plot with a wide and long west facing garden. To the front of the property there is an easily maintained garden area. To the side of the property is a long drive providing extensive off road parking. To the rear of the house is a patio, large decked area and lawn.



### Summer House

With a verandah having a swing seat.

### Timber Garden Shed

### Garage 1

23'0" x 12'9" (7.01m x 3.89m)

### Garage 2

23'0" x 8'9" (7.01m x 2.67m)

### Adjoining Store

22'0" x 10'2" (6.71m x 3.10m)

### 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.

### Council Tax

City of Bradford Metropolitan District Council Tax Band D

### 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>

### 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.

### 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.

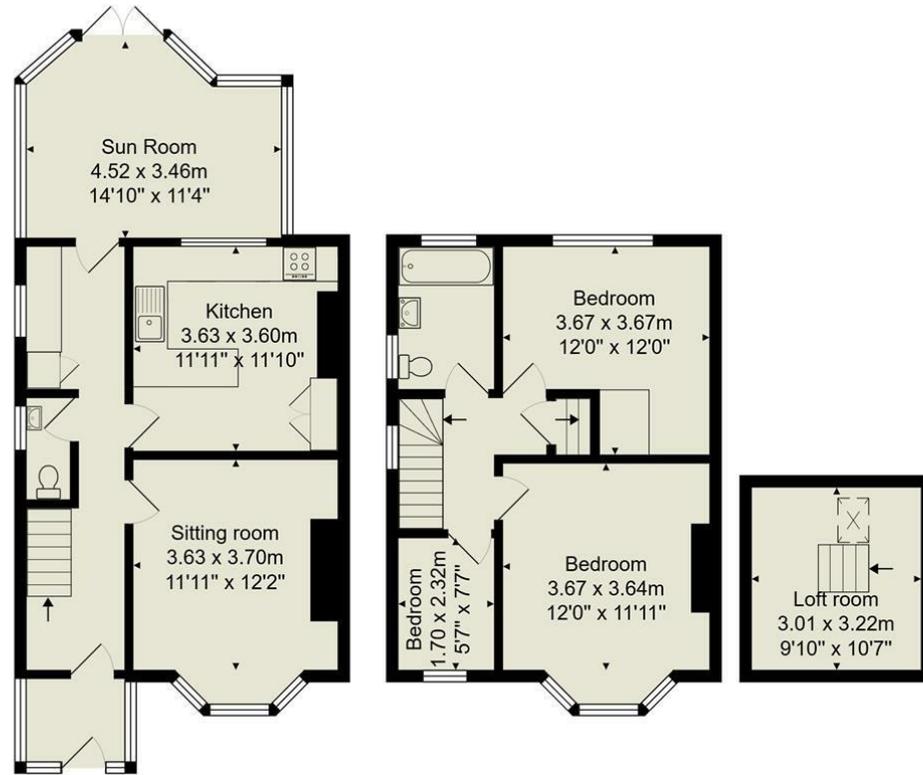
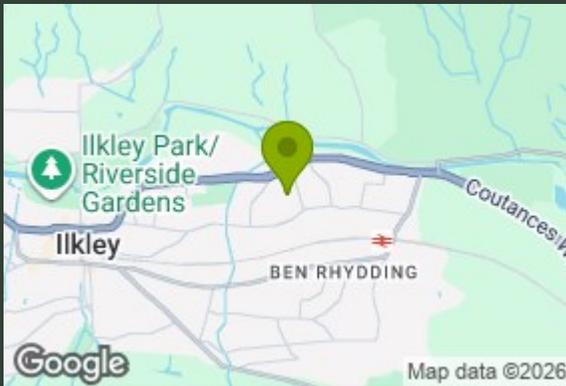
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



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Total Area: 111.7 m<sup>2</sup> ... 1202 ft<sup>2</sup>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	73
(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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