



10 Oaklands | | Ilkley | LS29 9RE

Asking price £795,000

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WHITE**
Trusted Estate Agents

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Ilkley | LS29 9RE
Asking price £795,000

BEST & FINAL OFFERS BY 1PM WEDNESDAY 22 JULY

Situated in a small cul-de-sac off Westwood Drive, this spacious four-bedroom property offers versatile accommodation in a desirable setting. Occupying a generous plot with a good-sized rear garden, the home enjoys a delightful outlook across the valley. Well maintained throughout, the property presents an excellent opportunity for a purchaser to update and personalise the interior to their own taste while creating a wonderful family home.

- Sought After Residential Area
- Four Reception Rooms
- Four Bedrooms
- House bathroom, En-Suite and Cloakroom
- Set in a Good Sized Plot
- Double Garage
- Lovely Outlook to the Rear Elevation
- No Onward Chain
- Council Tax Band G
- EPC Rating C

Entrance Hall

8'10" x 6'10" (2.69m x 2.08m)

Cloakroom

Fitted with a wash basin and low suite W.C. Window to the front elevation.

Study

8'11" x 8'3" (2.72m x 2.51m)

With fitted shelves and a window to the front elevation.

Sitting Room

15'10" x 13'7" (4.83m x 4.14m)

A good sized sitting room with two windows to the rear elevation. Feature fireplace with stone surround and inset gas fire. Double doors leading to the dining room.



Set in sought after residential area the four bedroomed family homes offers light and airy accommodation.



Conservatory

10'4" x 10'0" (3.15m x 3.05m)

With French doors leading out to the rear garden with a lovely outlook over Ilkley. Exposed stone walls. Tiled floor.

Dining Room

13'3" x 8'11" (4.04m x 2.72m)

Patio doors leading into the Conservatory.

Kitchen

16'6" x 9'11" (5.03m x 3.02m)

Fitted with a range of base and wall units, coordinating works surfaces and inset sink unit. Integrated double oven and inset hob with hood over. Plumbing for a washing machine. Wall mount Vaillant gas fired central heating boiler. Useful cupboard with space for a freestanding fridge freezer. Recessed lighting. Window overlooking the front garden. Door to the side elevation.

First Floor

Landing

With a cylinder cupboard.

Principal Bedroom

13'4" x 12'8" (4.06m x 3.86m)

Fitted with an extensive range of fitted wardrobes. Window to the front elevation.

En-Suite Shower Room

Fitted with a suite comprising a shower cubicle, pedestal wash basin and low suite W.C.. Tiled walls and window to the front elevation.

Bedroom Two

15'7" x 9'11" (4.75m x 3.02m)

With mirror fronted wardrobes. Window to the front elevation.

Bedroom Three

11'9" x 9'11" (3.58m x 3.02m)

With fitted wardrobes. Window to the rear elevation with a lovely outlook over Ilkley.

Bedroom Four

9'11" x 8'10" (3.02m x 2.69m)

Window to the rear elevation with a lovely outlook over Ilkley. Fitted wardrobes.

House Bathroom

Fitted with a suite comprising a paneled bath with shower over, vanity unit and low suite W.C. Tiled walls. Window to the rear elevation.

Outside



Double Garage

With an electric up and over door. Window to the rear.

Driveway

A good sized driveway providing off road parking.

Garden

The property is set in a generous plot with a lawned area and rockery to the front. To the rear of the property there is a good sized lawned area with mature shrubs and trees, with a lovely outlook over the valley. Steps lead to a gate which gives access onto Queens Drive Lane.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band

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.

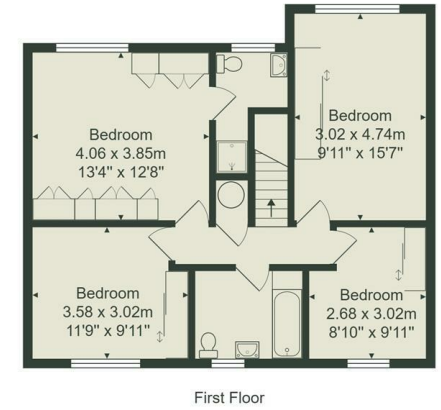
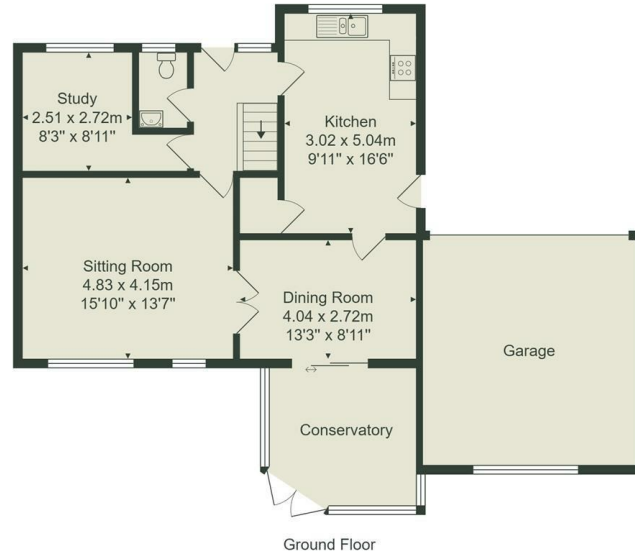
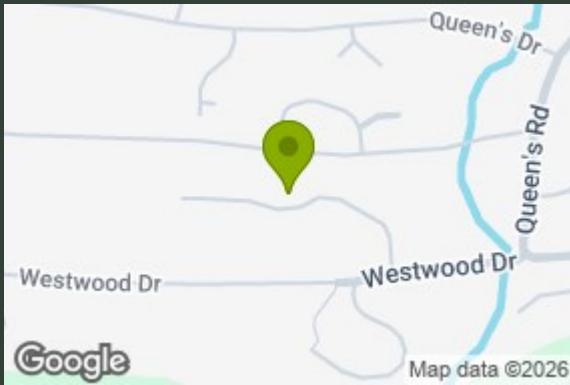
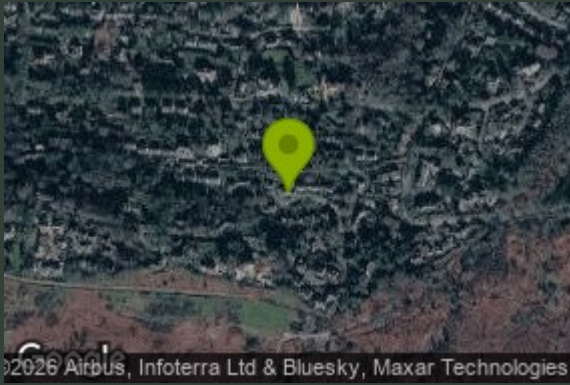
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



A versatile detached four bedroomed property within a cul de sac location close to the moors, set in a good sized garden.





Total Area: 143.1 m² ... 1541 ft² (excluding garage)
 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales	EU Directive 2002/91/EC	

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