



Woodroyd Gardens | | Ilkley | LS29 8BU

Guide price £795,000

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Woodroyd Gardens | Ilkley | LS29 8BU Guide price £795,000

An attractive modern detached family home standing within a good sized level plot and occupying a quiet cul de sac setting on the edge of Ilkley. The property incorporates a welcoming hallway with a cloakroom, a large sitting room with adjoining dining room and a fitted kitchen on the ground floor whilst at first floor level there is a principal bedroom with an en suite shower room, three further bedrooms and a house bathroom. There is an integral double garage and additional off road parking in the drive.

- An Attractive Detached Family Home
- Quiet Cul De Sac Setting
- Generous Level Plot
- Spacious Hall & Cloakroom
- Sitting Room & Adjoining Dining Room
- Fitted Kitchen
- 4 Bedrooms
- Bathroom & Shower Room
- EPC Rating C
- Council Tax Band G

GROUND FLOOR

Covered Entrance

With a stone flagged floor, leading to:

Reception Hall

13'2" x 11'0" (4.01m x 3.35m)

With an understairs cupboard.

Cloakroom

With a low suite wc and pedestal wash basin. Chrome heated towel rail.

Through Sitting Room

23'0" x 11'10" (7.01m x 3.61m)

A bright and airy room with windows to three sides and having long distance views over Wharfedale. Marble interior fireplace with a fitted gas fire. Moulded ceiling cornice and recessed spotlights. Open arch to:



An attractive modern detached family home standing within a good sized level plot and occupying a quiet cul de sac setting on the edge of Ilkley.



Dining Room

11'9" x 11'0" (3.58m x 3.35m)

A lovely light and airy dining room with far reaching views.

Kitchen

15'0" x 10'0" (4.57m x 3.05m)

A light and airy kitchen fitted with an extensive range of base and wall units, inset sink unit and coordinating work surfaces. Integrated appliances include an electric double oven, gas hob with hood over, fridge, freezer, washing machine and dishwasher. Door to the side of the property. Far reaching views over the valley.

FIRST FLOOR

Landing

Leading to:

Principal Bedroom

13'10" x 11'9" (4.22m x 3.58m)

Window to the front elevation and with a moulded ceiling cornice.

En Suite Shower Room

With a tiled shower cubicle, vanity unit and low suite wc. Tiled walls and floor. Recessed spotlights.

Bedroom

13'9" x 12'10" (4.19m x 3.91m)

With recessed wardrobes and a moulded ceiling cornice.

Bedroom

14'0" x 9'0" (4.27m x 2.74m)

With views over the valley.

Bedroom

12'0" x 9'0" (3.66m x 2.74m)

With views over the valley.

Bathroom

With a white suite comprising a panelled bath with a shower over, bidet, low suite wc and a wash basin with a cupboard beneath. Ceramic tiling to the floor and walls. Recessed spotlights. Cylinder cupboard.

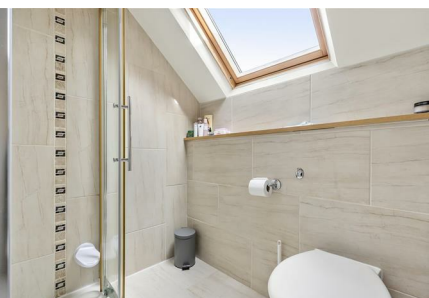
OUTSIDE

Integral Double Garage

19'0" x 15'3" (5.79m x 4.65m)

With an up and over door and a wall mounted gas fired central heating boiler.

There is further off road parking in the tarmac driveway.





Gardens

The property stands on a good sized level plot.

To the front and west of the property is a lawned garden with borders and mature shrubs. There is a further lawned garden to the rear with a stone flagged terrace and an octagonal summerhouse.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

City of Bradford Metropolitan District Council Tax Band G

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.

Please Note

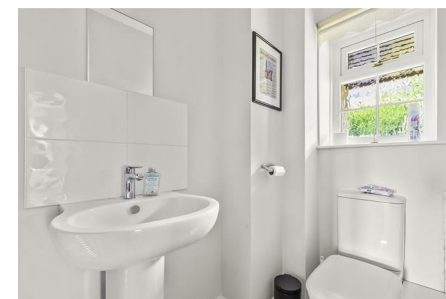
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

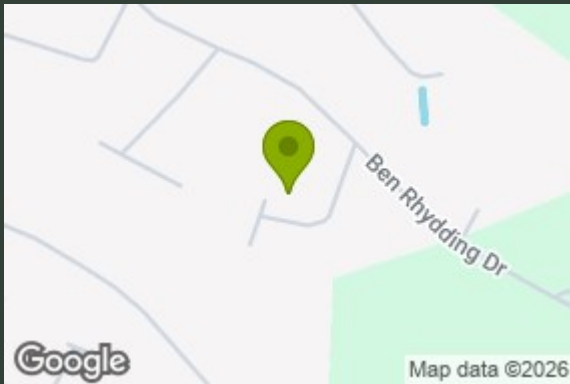
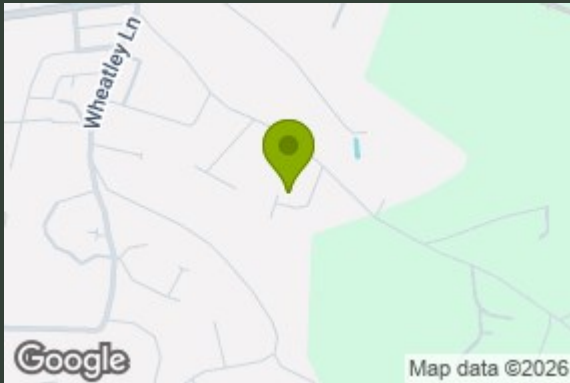
Tenure

We are informed by the client/s that the property is Freehold.

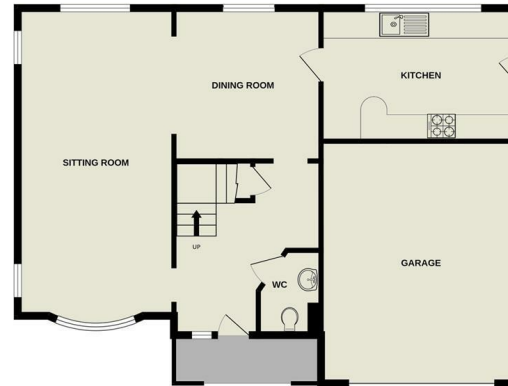


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GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



FIRST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	70	81
England & Wales	EU Directive 2002/91/EC	

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