



## Constable Corner

Constable Road | | Ilkley | LS29 8RW

Guide price £950,000

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# Constable Corner

6 Constable Road |

Ilkley | LS29 8RW

Guide price £950,000

A spacious detached family home standing on a prime corner plot of about 0.2 of an acre and offering generously proportioned and well-appointed accommodation including a ground floor principal bedroom suite. There is extensive off road parking and a double garage. The spacious lower ground floor provides a further three bedrooms and would readily adapt to a variety of uses including a home office suite, a 'granny flat' or for returning students.

- Handsome Stone Built Detached Home
- Flexible Layout With Ground Floor Bedroom Suite
- Luxury Fitted Kitchen
- Utility Room & Store Room
- Private Garden With Southerly Aspect
- Prime Corner Location
- Sitting Room, Large Dining Hall & Family Room
- Four Bedrooms & Two Bathrooms
- Double Garage & Extensive Off Road Parking
- Council Tax Band G / EPC Rating C

## GROUND FLOOR

### Covered Entrance Porch

Leading to:

### Central Reception Hall

19'0" x 11'5" (5.79m x 3.48m)

With a panelled entrance door, a large cloaks and broom cupboard. Moulded ceiling cornice and recessed spotlights. Access via a loft ladder to part boarded roof space.

### Cloakroom

With a low suite wc and pedestal wash basin. Moulded ceiling cornice.





A spacious detached home standing on a prime corner plot and offering generously proportioned and well appointed accommodation including a ground floor principal bedroom suite. There is extensive off road parking and a double garage The spacious lower ground floor is ideal for a variety of uses including a home office suite, or a 'granny flat'.



### Adjoining Dining Area

12'0" x 11'0" (3.66m x 3.35m)

With views over the valley. Moulded ceiling cornice and recessed spotlights. A pair of glazed doors lead into the sitting room.

### Sitting Room

19'0" x 16'6" (max) (5.79m x 5.03m (max))

With long distance views over the valley. Stone fireplace with a fitted gas fire. Moulded ceiling cornice and recessed spotlights. Windows to the side and rear elevation and bifold doors leading into the sun room.

### Sun Room

11'0" x 9'3" (3.35m x 2.82m)

A lovely private room with a ceramic tiled floor with glazed double doors opening onto the rear garden.

### Kitchen

12'0" x 11'0" (3.66m x 3.35m)

Equipped to a high standard with an inset sink unit and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Integrated appliances include a double oven, induction hob with extractor hood over, fridge, freezer and dishwasher. Breakfast bar. Recessed spotlights. Windows to two sides.

### Family Room/Bedroom

13'0" x 11'2" (3.96m x 3.40m)

With bifold doors opening into the sun room.

### Principal Bedroom

19'0" x 12'0" (5.79m x 3.66m)

With extensive fitted furniture including drawers, a dressing table and fitted wardrobes. Windows to three sides including a patio door leading onto the rear garden.

### En Suite Bathroom

With a panelled bath, vanity unit, low suite wc, and a shower cubicle. Heated towel rail. Mirror fronted medicine cabinet. Ceramic tiling to the walls and floor.

## LOWER GROUND FLOOR

### Inner Hall

Leading to:

### Bedroom

16'6" x 7'6" (5.03m x 2.29m)

With a moulded ceiling cornice.

### Bedroom

11'8" x 11' (3.56m x 3.35m)

With fitted wardrobes and windows to two sides.

### Bedroom

11'0" x 10'0" (3.35m x 3.05m)

With fitted wardrobes.

### Bathroom

With a panelled bath with a shower over, pedestal wash basin and a low suite wc. Ceramic tiled walls.







### Utility Room

15'3" x 8'7" (4.65m x 2.62m)

With an inset sink unit and fitted cupboards, wall mounted gas central heating and plumbing for an automatic washer. Door to the rear garden.

### Store Room

10'5" x 4'9" (3.18m x 1.45m)

With a range of useful recessed wardrobes.

### OUTSIDE

#### Double Garage 18'0" x 15'6"

With an electrically operated roller door.

### Grounds

Constable Corner stands on a lovely plot at the junction of Constable Road and Maxwell Road. To the front of the house is a generous block paved forecourt providing extensive off road parking.

The property is well screened from the road by mature privet hedging. To the rear there is a secluded cottage style garden with lawn, flower beds and a patio area which enjoys a south and west gacing aspect.

### 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.

### 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.

### Mobile Signal/Coverage

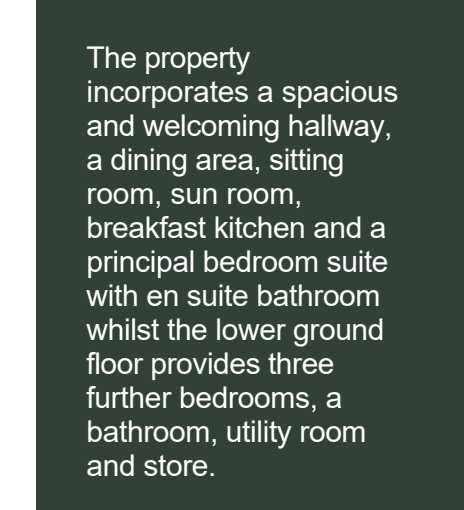
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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.

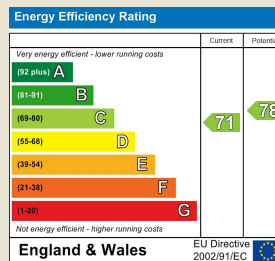
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.





Total Area: 212.0 m<sup>2</sup> ... 2282 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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