Sunset Drive | | Ilkley | LS29 8LS

Asking price £675,000

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A handsome stone built Victorian terrace house offering generously proportioned family accommodation appointed to a high standard and retaining many appealing original character features. The house has good off road parking provision and far reaching views to the west up Wharfedale. The property includes a welcoming hallway and a cloakroom together with two generous reception rooms on the ground floor whilst at lower ground floor level there is a large dining kitchen, extensive storage and a studio room. The upper floors include six bedrooms, a bathroom and two shower rooms.

- Elegant Victorian Terrace House
- Generous Hall & Generous Cloakroom
- Dining Kitchen, Studio & Extensive Storage
- Bathroom & Two Shower Rooms
- Off Road Parking For Two Cars - EV Charger being installed
- Retaining Many Original Features
- Sitting Room & Dining Room
- Six Bedrooms
- West Facing Garden
- Council Tax Band E / EPC Rating E

GROUND FLOOR

Entrance Vestibule
With a panelled entrance door, moulded ceiling cornice and a wall light point. A part glazed door with stained glass features leads to:

Reception Hall
With a moulded ceiling cornice, picture rail and a ceiling rose.

Large Cloakroom.
With a separate area for cloaks hanging and having fitted shelves and cupboards. Vanity unit and a low suite wc.

Sitting Room
16'9" x 15'0" (5.11m x 4.57m)
With a splayed bay window to the front elevation. Wooden fire surround with a steel interior housing a living flame fitted gas fire. Moulded ceiling cornice, picture rail and ceiling rose.

Dining Room
16'0" x 14'0" (4.88m x 4.27m)
With a wooden fire surround, steel interior and a living flame fitted gas fire. Two windows to the rear elevation. Moulded ceiling cornice, ceiling rose and picture rail.

A handsome stone built Victorian terrace house offering generously proportioned family accommodation appointed to a high standard and retaining many appealing original character features. The house has good off road parking provision and far reaching views to the west up Wharfedale.

LOWER GROUND FLOOR

Inner Hall
With recessed spotlights and a back door leading to the rear of the property.

Kitchen
15'9" x 13'0" (4.80m x 3.96m)
Fitted with a range of base and wall units, coordinating work surfaces and an inset sink unit with a mixer tap. Aga cooker, electric oven and hob above. Plumbing for both an automatic washing machine and dishwasher. Fitted dresser unit with cupboards, drawers and glass fronted china cabinets. Recessed spotlights.

Butler's Pantry
16'9" x 5'6" (5.11m x 1.68m)
With extensive further fitted cupboards and plumbing for an American style fridge freezer, Recessed spotlights.

Store Room
13'0" x 4'3" (3.96m x 1.30m)
With fitted cupboards.

Studio
13'0" x 8'10" (3.96m x 2.69m)
With recessed spotlights.

FIRST FLOOR

Principal Bedroom
13'10" x 12'2" (4.22m x 3.71m)
With a decorative fireplace and fitted wardrobes. Moulded ceiling cornice, picture rail and ceiling rose. Interconnecting door to the shower room.

Shower Room
Approached by doors from both the principal bedroom and the landing, comprising a tiled shower cubicle, pedestal wash basin and a low suite wc. Part tiled walls.. Moulded ceiling cornice.

Adjoining Dressing Room
7'0" x 5'6" (2.13m x 1.68m)
With recessed wardrobes and a moulded ceiling cornice.

Bedroom
12'3" x 12'0" (3.73m x 3.66m)
With fitted wardrobes, a decorative fireplace and fitted bookshelves. Moulded ceiling cornice, picture rail and ceiling rose.

Bathroom
Fitted with a suite comprising a spa bath, low suite wc, vanity unit and shower cubicle. Recessed spotlights.

SECOND FLOOR

Landing
Leading to:

Bedroom
9'5" x 9'3" (2.87m x 2.82m)
With an interesting arched window to the front elevation.

Bedroom
14'4" x 10'6" (4.37m x 3.20m)
With a Velux rooflight window having views to the west.

Bedroom
17'10" x 10'6" (5.44m x 3.20m)
With a Velux rooflight window having views to the east. Fitted wardrobes.

Bedroom
14'0" x 9'3" (4.27m x 2.82m)
With a Velux rooflight window having views to the east. Fitted wardrobes.

Shower Room
With a tiled shower cubicle, low suite wc and pedestal wash basin. Recessed spotlights.

OUTSIDE

Parking
There are two generous tarmacadamed parking spaces to the front of the property.
To the front of the house is a long, hard landscaped courtyard garden, with extensive areas of stone paving which enjoy a westerly aspect.
The vendor is in the process of installing an EV Charger.

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 E

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.

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

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.

The property includes a welcoming hallway and a large cloakroom together with two generous reception rooms on the ground floor whilst at lower ground floor level there is a large dining kitchen, extensive storage and a studio room. The upper floors include six bedrooms, a bathroom and two shower rooms.

Total Area: 239.3 m² ... 2576 ft²
All measurements are approximate and for display purposes only.
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