



Craigmore Drive | Ilkley | LS29 8PG

Asking price £425,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

2 Craigmore Drive |
Ilkley | LS29 8PG
Asking price £425,000

Nestled within a secluded cul de sac just a brief walk from Ben Rhydding train station, this three bedroomed semi-detached home stands within a generous plot that offers scope to extend and includes a sizeable West facing garden.

- Rare Opportunity
- Two Reception Rooms
- Sizeable West Facing Garden
- Garage & Driveway

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

With a glazed door leading to:

Entrance Hall

10'4 x 6'2 (3.15m x 1.88m)

Including an understairs store cupboard and a window to the side elevation. A glazed door leads to:

Sitting Room

14'0 (into bay) x 12'10 (4.27m (into bay) x 3.91m)

Featuring a gas fire, picture rail and a bay window to the front elevation.

Inner Hall

Cloakroom

Inclduing a hand wash basin, w.c and a window to the side elevation.



A rare opportunity to acquire an excellent home that occupies a sizeable plot within a sought after cul de sac.



Living/Dining Room

13'0 x 11'7 (3.96m x 3.53m)

An inviting second reception room featuring a feature fireplace with tiled surround and hearth, picture rail and a sliding glazed door providing access to the garden.

Kitchen

13'10 x 7'9 (max) (4.22m x 2.36m (max))

Comprising a range of base and wall units with coordinating work surfaces and tiled splashback. Provision for an oven and plubing for a washing machine. Windows to three sides plus a door to the side porch.

Side Porch

First Floor

Bedroom

11'11 x 11'7 (3.63m x 3.53m)

A spacious double bedroom including a recessed wardrobe which houses the boiler plus store cupboards over, feature fireplace and a Westerly aspect across the rear garden.

Bedroom

12'0 x 11'3 (3.66m x 3.43m)

A second double bedroom, including a feature fireplace and a window to the front elevation.

Bedroom

9'0 x 8'1 (2.74m x 2.46m)

A single bedroom with a window to the front elevation.

Bathroom

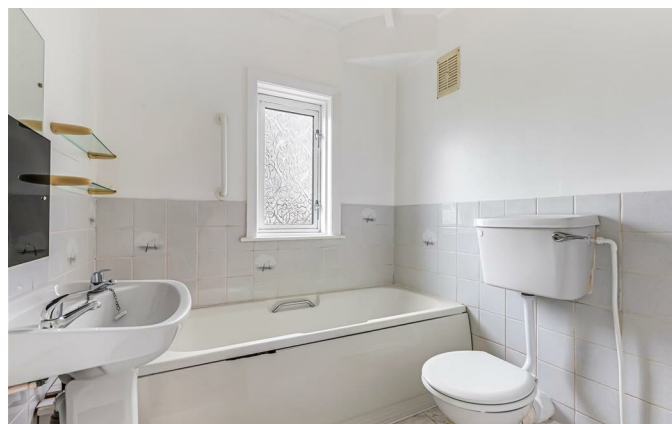
6'2 x 6'2 (1.88m x 1.88m)

Comprising a bath, hand wash basin and w.c.

Outside

Front Garden

A low-maintenance, paved front garden including a raised bed.



Rear Garden

A standout feature is the sizeable and particularly private, West facing garden that features an excellent lawned area with an abundance of mature trees and shrubs, paved seating area and a garden shed.

Garage

15'8 x 9'2 (4.78m x 2.79m)

With light and power. Accessed either via an up and over door to the front or a single door to the rear.

Driveway

A tarmacadam driveway provides off-street parking.

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.

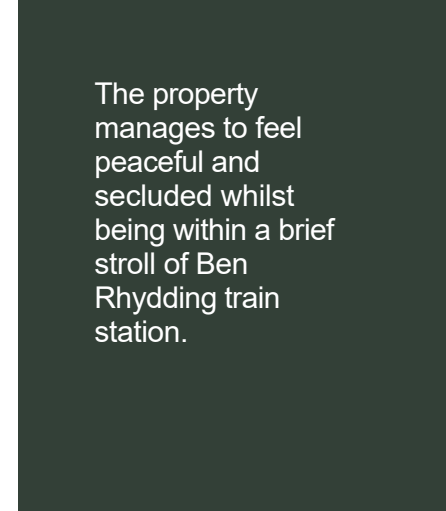
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

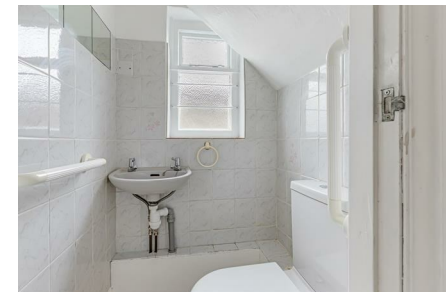
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

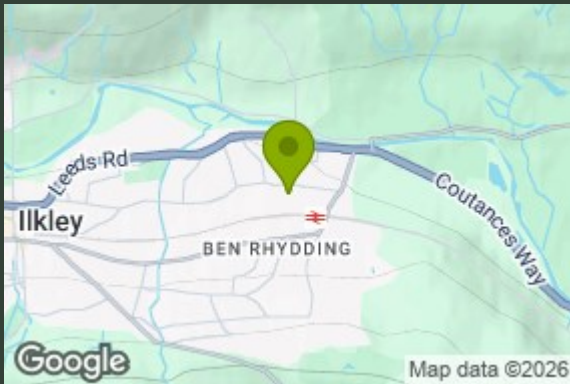
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



The property manages to feel peaceful and secluded whilst being within a brief stroll of Ben Rhydding train station.





Total Area: 107.5 m² ... 1157 ft²

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
Ben Rhydding
Ikley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>