



6 William Foster Way | Burley In Wharfedale | Ilkley | LS29 7SS

Asking price £1,050,000



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An exceptional and beautifully maintained detached residence, set within the highly sought-after and prestigious Scalebor Park development. Discreetly tucked away, the property enjoys a peaceful and private setting, creating a wonderful sense of retreat whilst remaining conveniently positioned for village amenities.

Scalebor Park offers the perfect balance between countryside living and everyday convenience, with open countryside and picturesque walks close at hand, while the village centre and train station are within easy walking distance, providing swift and efficient connections to the nearby cities of Leeds, Bradford and beyond.

Approached through elegant wrought iron gates, the property immediately conveys a sense of quality and arrival. Internally, the accommodation is both spacious and beautifully presented, briefly comprising a welcoming reception hallway with visitors' cloakroom, a versatile boot room/study, an elegant sitting room, a stunning open-plan living kitchen forming the heart of the home, and a separate utility room.

To the first floor, the impressive principal suite features a generous double bedroom, dressing room and a well-appointed en-suite shower room. A further double bedroom benefits from its own en-suite shower room, complemented by two additional bedrooms.

The second floor continues to impress, offering two further spacious double bedrooms, each with their own en-suite facilities, providing ideal accommodation for guests or growing families.

Externally, the property is surrounded by beautifully maintained and mature gardens, offering a variety of spaces for outdoor relaxation and al fresco dining throughout the day. A generous driveway provides ample parking and leads to a detached double garage with electric doors.

Overall, this is an outstanding, move-in-ready family home within one of the area's most desirable residential settings.

- Move-in-ready detached family home combining timeless elegance with contemporary comfort in a highly desirable location.
- Six bedrooms, four of which have ensuite facilities
- Exceptional, meticulously maintained detached residence in the prestigious Scalebor Park development.
- Beautifully landscaped, mature gardens with multiple areas for alfresco dining and outdoor entertaining.
- Generous driveway and detached double garage with electric doors.
- Spacious, beautifully presented interiors with open-plan living kitchen

## GROUND FLOOR

### Entrance Hallway

An imposing stone-pillared, covered entrance leads to a smart composite front door with glazed side panels. Inside, a spacious and welcoming hallway features a cloaks cupboard and an understairs storage cupboard, finished with elegant parquet-effect LVT flooring.



Discreetly tucked away, the property enjoys a peaceful and private setting, creating a wonderful sense of retreat whilst remaining conveniently positioned for village amenities.



### Cloakroom

8'04 x 4'09 (2.54m x 1.45m)

The room features a window to the side elevation, a tiled floor, and a concealed unit cabinet with WC and inset basin, with tiling to the splash areas for a clean, modern finish.

### Bootroom/Snug/Study

11'07 x 8'04 (3.53m x 2.54m)

This flexible space, currently arranged as a boot room, could equally serve as a family snug or home study. It features two windows to the front elevation and a continuation of the elegant parquet-style LVT flooring, creating a practical yet stylish area.

### Sitting Room

22'07 x 12'01 (6.88m x 3.68m)

A well-proportioned room featuring a log burner set on a granite hearth with a stone surround, providing a striking focal point. The room also includes built-in corner media unit, with a window to the front elevation filling the space with natural light and creating a warm, inviting atmosphere.

### Living Kitchen

30'3 x 17'11 max (9.22m x 5.46m max)

The hub of the house is this fabulous open-plan living, dining, and kitchen space, perfectly zoned to create a modern, practical kitchen, a dining area, and a snug family seating space. Bathed in natural light, it features two sets of patio sliding doors opening onto the rear garden and a window over the sink to the rear elevation.

The kitchen is fitted with a range of modern wall and base cabinets with composite marble-effect worktops and a large central island. Thoughtful storage solutions include a pull-out pantry cupboard and corner carousel units, ensuring well-planned use of the space. Integrated appliances include a Siemens five-ring induction hob with a sleek circular extractor fan, dishwasher, an American-style fridge/freezer, a Siemens microwave, Siemens double eye-level ovens, a wine fridge, and an additional backup ice fridge. A recessed one-and-a-half bowl sink, splashback tiling, and tiled herringbone-style washed oak-effect flooring complete the look.

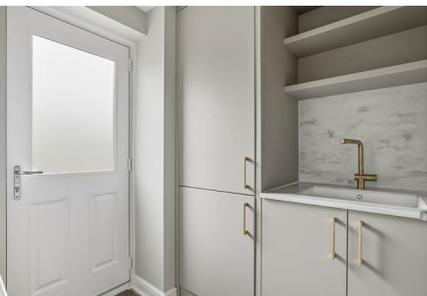
Spotlights to the ceiling and attractive pendant lights over the dining area add the finishing touches to this stylish, family-friendly space.

### Utility Room

6'9 x 5'9 (2.06m x 1.75m)

Continuing from the kitchen, the utility area features coordinated wall and base units with a composite worktop and recessed sink, with splashbacks for a clean, practical finish. A composite glazed door to the side elevation provides access to the outside, while spotlights to the ceiling and a continuation of the tiled flooring from the kitchen create a seamless look. A dedicated cupboard houses the Worcester boiler. A washing machine and a dryer are neatly integrated within laundry cupboards, keeping the space tidy and efficient.

### FIRST FLOOR



## Landing

With a window to the front elevation.

## Principal Suite

16'01 x 12'01 (4.90m x 3.68m)

A generous double bedroom with two windows to the front elevation, providing an abundance of natural light. Matching twin double wardrobes lead seamlessly through to a dedicated dressing area, offering both style and practicality.

## Dressing Room

7'08 x 5'04 (2.34m x 1.63m)

With a full wall of wardrobe space and a window to the side elevation. Leads through to;

## Ensuite Bathroom

9'05 x 6'04 (2.87m x 1.93m)

Accessed via a sliding door, this luxurious en-suite is finished with stylish matt black fittings and comprises a freestanding bath, a double shower enclosure, a wall-hung vanity sink, and a concealed unit WC. The room is beautifully finished with tiling to the walls and floor, complemented by underfloor heating and a heated towel rail. A window to the rear elevation provides natural light, while spotlights to the ceiling complete the contemporary design.

## Bedroom Two

11'08 x 10'09 (3.56m x 3.28m)

With two windows to the front elevation and a double built in wardrobe.

## Ensuite Shower room

7'10 max x 5'04 (2.39m max x 1.63m)

Comprising a shower cubicle, pedestal wash basin, WC and heated towel rail. A window to the side elevation provides natural light, while part tiling to the walls and floor adds a practical finish. Spotlights to the ceiling complete the space.

## Bedroom Three

12'02 x 10'03 (3.71m x 3.12m)

With a window to the rear elevation and a quadruple fitted wardrobe.

## Bedroom Four/Study

11'08 x 6'08 (3.56m x 2.03m )

With a window to the rear elevation and a double wardrobe.

## SECOND FLOOR

### Landing

With a window to the front elevation, a useful airing cupboard and a loft access hatch.



### Bedroom Five

21'05 x 12'04 (6.53m x 3.76m)

A light and spacious room with a window to the front and rear elevation.

### Ensuite Bathroom

6'02 x 6'06 (1.88m x 1.98m)

Comprising a bath, separate shower enclosure, pedestal wash basin and WC, complemented by a heated towel rail. The room is fully tiled to both the walls and floor, creating a clean and contemporary finish. Additional features include spotlights to the ceiling, a Velux window providing natural light, and an extractor fan.

### Bedroom Six

14'01 x 13'01 (4.29m x 3.99m)

Another generous double room with a window to the front elevation.

### Ensuite Shower Room

7'03 x 6'09 (2.21m x 2.06m)

Comprising a shower enclosure, pedestal wash basin, WC and heated towel rail. The room is fully tiled to the walls and floor, creating a sleek and contemporary finish, with spotlights to the ceiling completing the space.

## OUTSIDE

### Double Garage & Driveway

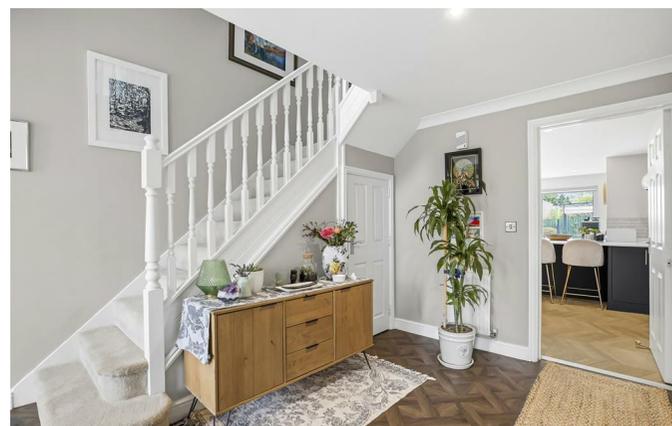
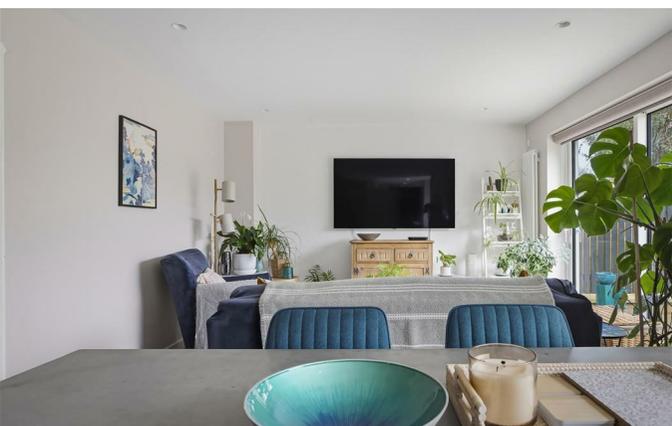
19'09 x 19'03 (6.02m x 5.87m)

A set of wrought-iron gates provides access to the block-paved driveway, leading to the double detached garage. The garage is fitted with electronically operated Henderson doors, exterior lighting, and useful storage space within the rafters and roof.

### Gardens

The front of the property boasts a neat and attractive façade, featuring an extra-wide block-paved pathway and thoughtfully designed planting borders. The gardens wrap gracefully around the property to the rear and side, flowing seamlessly from the house. They are accessed via two pairs of sliding patio doors onto a level Indian stone-paved terrace—ideal for outdoor entertaining. A charming pathway leads to a further patio with a quaint arbour, set amidst a well-manicured lawn, low-maintenance shrub borders, and mature hedges, creating a private and tranquil retreat.

Gated access to the side of the property opens onto an additional secluded patio area, enhanced by mature planting, while an external tap adds practical convenience. Behind the garage, a discreet patio currently houses bins, providing a versatile and easily managed space.



## Greenbelt group Charges

We are advised that the residents of the Scalebor development pay a yearly service charge for the communal grounds. This was for £365.46 25/26. It is an annual charge and is paid up to 30 November 2026.

## 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 G

## 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.

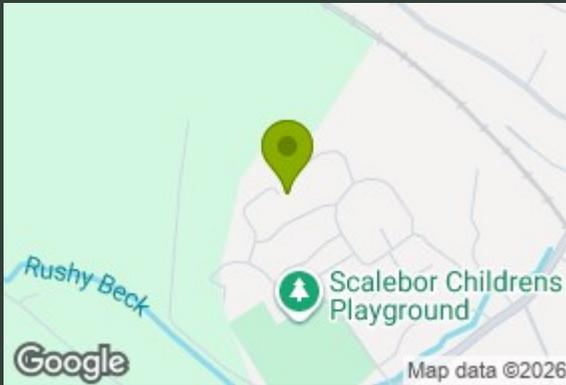
## Mobile Signal/Coverage

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

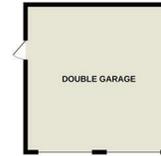
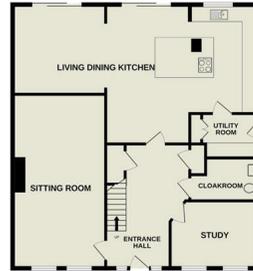


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GROUND FLOOR INC. GARAGE  
1485 sq.ft. (137.8 sq.m.) approx.



FIRST FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



SECOND FLOOR  
696 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 3067 sq.ft. (284.9 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		75	81
(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	

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