



Craigmore Drive | Ilkley | LS29 8PG

Asking price £399,500

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17 Craigmores Drive |  
Ilkley | LS29 8PG  
Asking price £399,500

Located in a quiet residential cul-de-sac, this well-presented three-bedroom semi-detached home is just a short stroll from the amenities of Ben Rhydding, including the train station. The property benefits from a detached garage, a private rear garden, and a tarmac driveway offering convenient off-street parking. Inside, the accommodation comprises two spacious reception rooms and a kitchen on the ground floor while the first floor features three well-proportioned bedrooms and a bathroom.

- Two Reception Rooms
- Three Bedrooms
- Short Walk to Ben Rhydding Train Station
- Private Rear Garden
- Off-Street Parking
- Detached Garage

With gas central heating, the accommodation comprises:

## GROUND FLOOR

### Entrance Porch

With a glazed door leading to:

### Entrance Hall

10'05 x 6'0 (3.18m x 1.83m )

A welcoming entrance hall with stairs leading to the first floor.

### Sitting Room

13'07 (into bay) x 12'11 (4.14m (into bay) x 3.94m)

Featuring a wood burning stove on tiled hearth, fitted shelving and a bay window offering a lovely Westerly aspect.





This inviting home is nestled at the head of a peaceful, sought-after cul de sac.



## Living/Dining Room

12'11 x 11'10 (3.94m x 3.61m )

With a Carron wood burning stove on tiled hearth and a window providing a pleasant outlook over the rear garden.

## Kitchen

19'02 x 6'0 (5.84m x 1.83m )

Comprising a good range of base and wall units with coordinating worksurfaces, windows to two sides and a useful understairs cupboard. Appliances include an oven and grill, four-ring gas hob, space for a fridge/freezer and plumbing for a washing machine. There is also a cupboard housing a boiler.

## FIRST FLOOR

### Landing

With a window to the side elevation and a hatch leading to the loft.

### Bedroom

11'08 x 11'10 (3.56m x 3.61m )

An ample double with a range of recessed wardrobes and far-reaching views towards Askwith.

### Bedroom

11'07 x 10'05 (3.53m x 3.18m )

Ample double with a range of recessed wardrobes, built in shelving and a lovely westerly aspect.

### Bedroom

8'07 x 7'07 (2.62m x 2.31m )

With a Westerly aspect.

### Bathroom

6'0 x 6'05 (1.83m x 1.96m )

Comprising a hand wash basin, W.C., bath with shower over and glass screen and a window to the rear elevation.

## OUTSIDE







## Garage

19'09 x 9'11 (6.02m x 3.02m )

With light, power and access via either an up-and-over door or a single door to the side.

## Front Garden

A low-maintenance paved garden enclosed by a stone wall with iron railings.

## Rear Garden

Principally lawned with a well-stocked flower bed and shrub borders, enjoying a good degree of privacy. Additionally, there is a wood store and two sheds.

## Driveway

Tarmacadam drive providing 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.



A driveway provides off-street parking while the property also includes a useful detached garage.





Ground Floor

First Floor

Total Area: 94.4 m<sup>2</sup> ... 1016 ft<sup>2</sup>

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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