



Rivadale View | Ilkley | LS29 8ER

Asking price £565,000

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WHITE**
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5 Rivadale View |
Ilkley | LS29 8ER
Asking price £565,000

A beautifully appointed and extended home providing spacious and flexible accommodation arranged over two floors with off-street parking for up to four cars.

Forming part of a row of highly regarded properties directly overlooking the River Wharfe, this exceptional property features mature, low maintenance gardens to the front and rear, detached garage and off-street parking.

- Dedicated Ground Floor Study
- Exceptional Open Plan Living Kitchen
- Stunning Views Over The River Wharfe
- Within Walking Distance Of Town Centre
- Gardens To Front & Rear
- Detached Garage & Off-Street Parking

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

16'4 x 5'7 (4.98m x 1.70m)

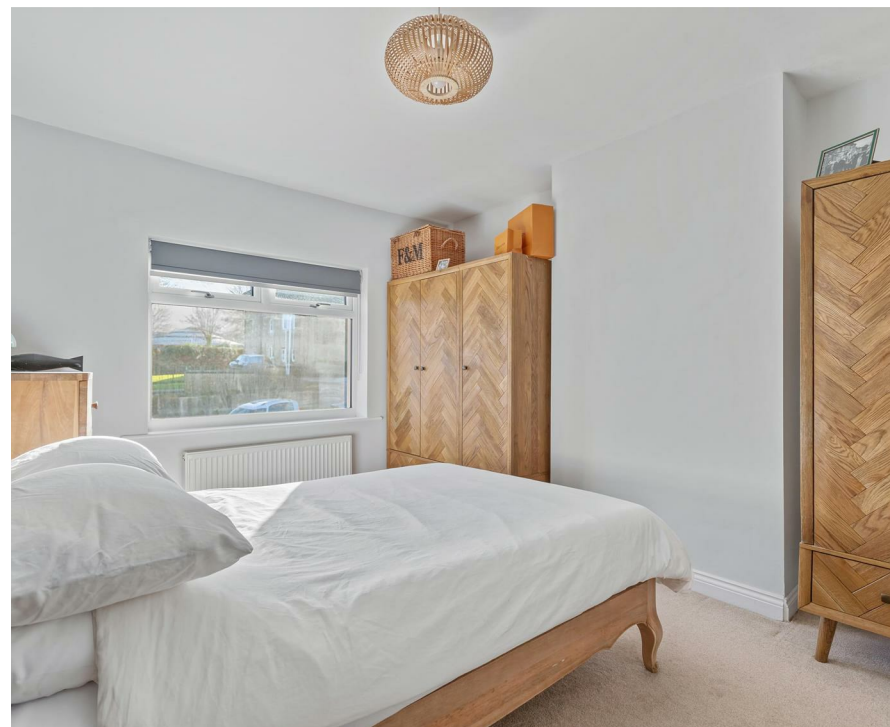
An inviting entrance hall accessed via a composite door with glazed side panels. Stripped pine floor, wall panelling, ceiling coving and a window to the side elevation.

Cloakroom

Featuring a hand wash basin and a low suite wc. Window to the side elevation.



The generous living kitchen enjoys a lovely Southerly aspect while the sitting room features a bay window offering an outlook across the river.



Sitting Room

14'4 (into bay) x 12'1 (4.37m (into bay) x 3.68m)

Featuring a wood burning stove with stone hearth, picture rail and ceiling coving. Bay window to the front elevation providing a delightful outlook over the front garden and towards the river.

Living Kitchen

25'0 x 19'0 (7.62m x 5.79m)

The kitchen area comprises a range of base and wall units with co-ordinating granite work surfaces and tiled splashback. The granite topped kitchen island features a breakfast bar while integrated appliances include a Range Master cooker with cooker hood over, fridge freezer, Neff dishwasher, Hotpoint washer dryer and a wine cooler. French doors from the kitchen area lead out to the south facing rear garden. The open plan configuration of the living kitchen makes this an ideal space for a family.

Study/Bootroom

10'10 x 5'1 (3.30m x 1.55m)

Accessed either via the rear garden or the living kitchen and including underfloor heating. Windows to three sides.

First Floor

Landing

With wood panelling a window to the side elevation.

Bedroom

14'4 x 11'9 (4.37m x 3.58m)

A spacious double bedroom with a bay window to the front elevation providing a stunning, uninterrupted view of the river wharfe and valley beyond.

Bedroom

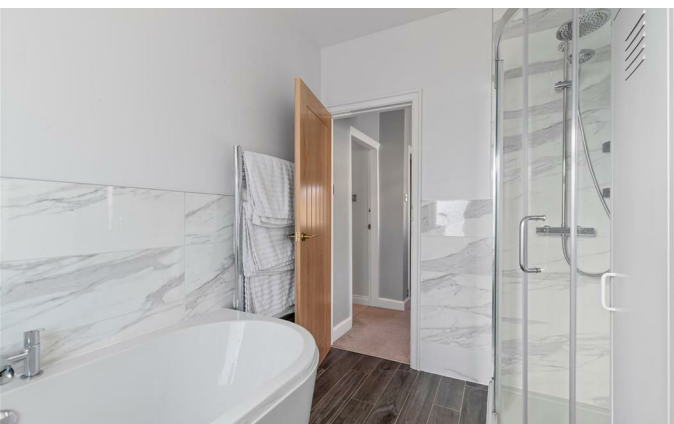
13'6 x 11'0 (4.11m x 3.35m)

A further double bedroom with a window to the rear elevation providing a southerly aspect.

Bedroom

8'1 x 5'8 (2.46m x 1.73m)

With a window to the front elevation.



Bathroom

9'11 x 6'7 (3.02m x 2.01m)

Smartly presented and comprising a bath, walk-in rainfall shower with glass screen, hand wash basin and low suite wc. Heated towel rail. Window to the rear elevation.

Outside

Garage

16'2 x 8'3 (4.93m x 2.51m)

Providing useful storage and accessed via an up and over door.

Gardens

Accessed via a gate from the riverside path, the front garden includes an elevated paved seating area as well as a gravel section surrounded by colourful flower beds. To the rear of the property is a low maintenance and principally paved south facing garden featuring raised beds.

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>

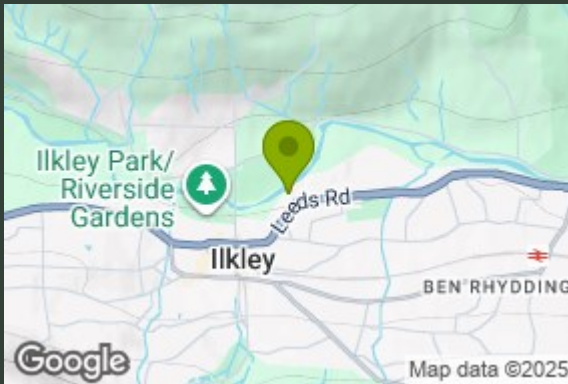
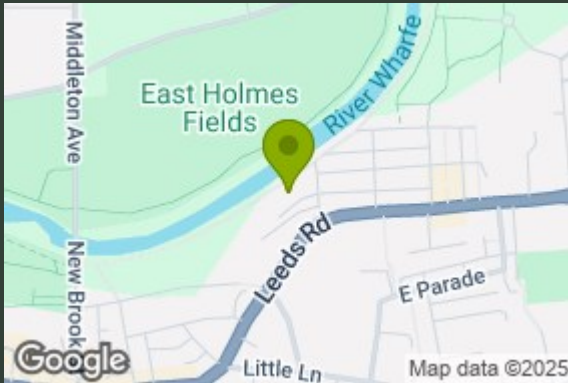
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This attractive home perfectly balances peace and tranquility with convenience, being just a short stroll from the town centre and train station.





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) 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	

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