



3 The Pines, Clifton Road, Ilkley

Asking Price Of £850,000





3 The Pines Clifton Road

Ilkley
LS29 8TD

AN IMPRESSIVE DETACHED PROPERTY LOCATED IN A SECLUDED SETTING, OFFERING SPACIOUS FOUR/FIVE BEDROOMED ACCOMMODATION, SET IN A GOOD SIZED GARDEN, AND WITHIN COMFORTABLE WALKING DISTANCE OF ILKLEY AND THE TRAIN STATION.

This imaginatively designed property has been meticulously updated by the current vendors to create a versatile family home forming part of a small development. An archway leads to the landscaped terrace area which has access to the double garage. Comprising an entrance vestibule, cloakroom, a generous light and airy dining hall with a door leading to the terrace area, impressive sitting room with a log burning stove and door to the terrace area, breakfast kitchen, utility room and spacious guest suite. To the first floor, main bedroom with lovely views towards Middleton, an en-suite shower room and walk-in wardrobe, three further bedrooms and bathroom. The property is set in a good sized garden with a southerly landscaped terrace and additional lawned garden.



Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR

ENTRANCE VESTIBULE 6' 11" x 5' 0" (2.11m x 1.52m)

A composite door leads into the entrance vestibule with a circular stained glass window and ceiling cornice.

CLOAKROOM Fitted with a range of cupboards housing the wash basin and low suite w.c. Tiled splashbacks, heated towel rail and window to the side elevation.

DINING HALL 16' 9" x 16' 0" (5.11m x 4.88m) A light and airy dining hall with patio doors and windows to the south westerly elevation overlooking the newly landscaped terrace garden. Useful understairs recessed area. Ceiling cornice. Stairs to the first floor.

SITTING ROOM 23' 2" x 16' 1" (7.06m x 4.9m) An elegant and spacious sitting room with lots of natural light flowing through from the generous window which incorporates a sliding door leading to the south west facing terrace area. Log burning stove on a stone hearth with wooden over mantel. Ceiling cornice.

BREAKFAST KITCHEN 16' 0" x 11' 6" (4.88m x 3.51m) Fitted with an extensive range of base and wall units, coordinating work surfaces and inset sink with tiled splashbacks. Illuminated glass front cupboards. Neff twin oven, Neff four ring gas hob with hood over, space for a freestanding fridge freezer and plumbing for a dishwasher. Windows to the front and side elevations with a lovely outlook over the garden. Laminate wood flooring.

UTILITY ROOM 10' 7" x 7' 9" (3.23m x 2.36m) With a range of base units, sink unit and tiled splashback. Plumbing for a washing machine. Worcester gas fired central heating boiler. Door to the side with covered entrance.

LOWER GROUND FLOOR

GUEST SUITE Comprising:

BEDROOM 16' 0" x 11' 10" (4.88m x 3.61m) A lovely bedroom with a bay window overlooking the garden. Panelled feature wall with two wall lights.

EN-SUITE SHOWER ROOM 10' 6" x 6' 6" (3.2m x 1.98m) Fitted with a white suite comprising walk-in shower stall with rainfall and handheld showers, range of cupboards and drawers housing the wash basin, low suite w.c. and bidet. Heated towel rail. Window to the rear elevation.

FIRST FLOOR

LANDING Access to the roof void.

MAIN BEDROOM 15' 10" x 13' 7" (4.83m x 4.14m) Feature panelled wall and low voltage lighting. The dormer window has lovely views towards Middleton. Walk-in wardrobes with fitted shelves and hanging space.

EN-SUITE SHOWER ROOM 8' 6" x 4' 9" (2.59m x 1.45m) Fitted with a white suite comprising a walk-in shower with rainfall and handheld showers, vanity unit with motion sensitive mirror and low suite w.c. Tiled floor. Part-tiled walls. Window to the rear elevation. Heated towel rail.

BEDROOM TWO 16' 0" x 9' 5" (4.88m x 2.87m) Windows to two elevations with a westerly aspect. Three wall light points. Ceiling cornice.

HOUSE BATHROOM 8' 9" Maximum x 6' 6" (2.67m x 1.98m) Fitted with a white suite comprising a panelled bath and shower over, cupboards housing the low suite w.c and counter top wash basin. Part-tiled walls. Heated towel rail. Two windows to the front elevation.

BEDROOM THREE 11' 8" x 7' 10" Plus entry recess (3.56m x 2.39m) Window to the side elevation.

BEDROOM FOUR/STUDY 11' 5" x 7' 9" (3.48m x 2.36m) Window to the side elevation.

OUTSIDE

GARDENS The property is set in a good sized plot with a high degree of privacy. To the south westerly elevation there is a newly landscaped sizeable flagged terrace area, creating the perfect living/entertaining area with raised shrub borders and access to the dining hall and sitting room. Door leading to the rear of the double garage. There is an additional south easterly garden, with a generous lawned area, mature and well stocked borders, greenhouse and shed.

DOUBLE GARAGE 17' 2" x 16' 6" (5.23m x 5.03m) With twin up and over doors (one is electric). Door to the flagged terrace area.



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.

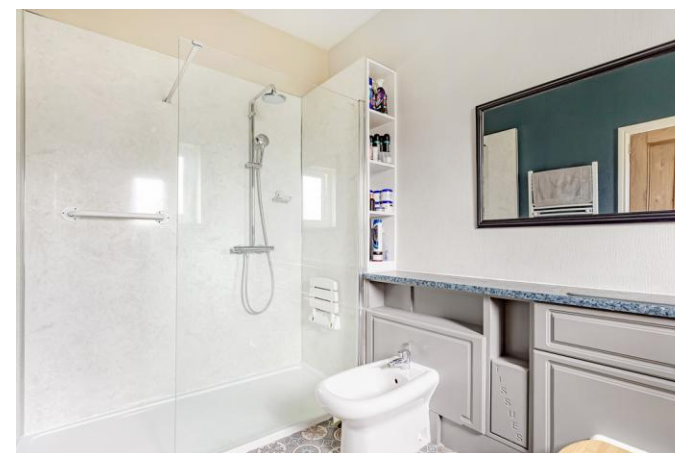
VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office on 01943 817642

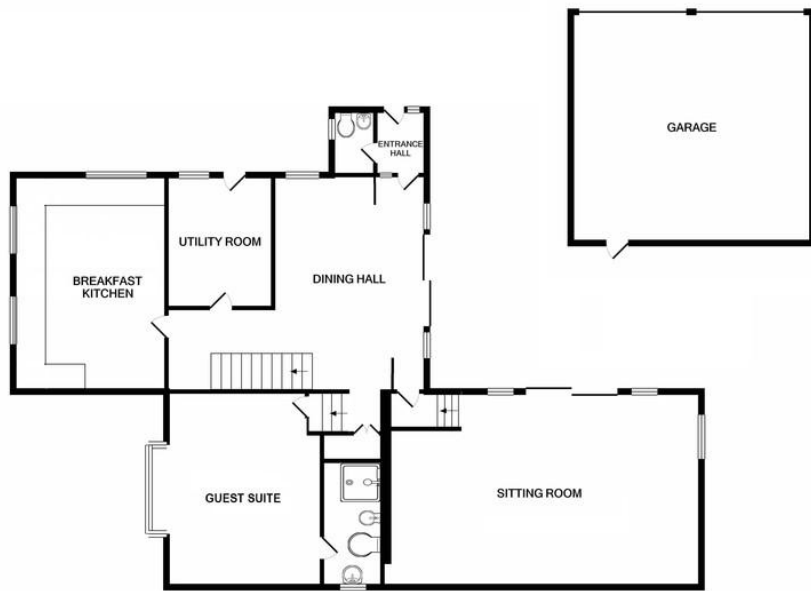
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

LOCATION From Dale Eddison's Ilkley Office, proceed in an easterly direction past the railway station and at the mini roundabout take the first exit onto Springs Lane, past Tesco supermarket on the left, the health centre on the right and then take the first right into Wheatley Road. Clifton Road is the second turning on the left and The Pines is immediately on the left hand side.

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. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

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GROUND FLOOR



1ST FLOOR

3 The Pines

Approximate gross internal floor area
210.4 sq m / 2362 sq ft

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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		69	79
		EU Directive 2002/91/EC	

**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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