



Wheatley Gardens, Ben Rhydding

Asking Price Of £425,000

Dale
Eddison

4 Wheatley Gardens Ben Rhydding LS29 8SD

A LOVELY THREE BEDROOMED SEMI DETACHED PROPERTY FEATURING A PARTICULARLY PLEASANT REAR GARDEN SITUATED AT THE HEAD OF A PEACEFUL CUL DE SAC YET STILL BEING WITHIN A BRIEF WALK OF BEN RHYDDING RAILWAY STATION

Occupying an excellent position within a sought after cul de sac made up of just six properties, this three bedroomed home includes a fully boarded roof void which currently functions as a sizeable home study. The ground floor accommodation includes an entrance porch and hall, sitting room with glazed double doors to a dining room and a dining kitchen. The first floor features two double bedrooms, a further bedroom and a bathroom. Externally 4 Wheatley Gardens includes a lawned west facing front garden, driveway, garage together with a fantastic rear garden.

Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School and three private schools all within a short drive. 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 accommodation has GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-



GROUND FLOOR

ENTRANCE PORCH 6' 10" x 4' 9" (2.08m x 1.45m) A glazed entrance porch with wood panelling and exposed stone. A glazed door leads to:-

ENTRANCE HALL 15' 4" x 6' 7" (4.67m x 2.01m) Including a useful under stairs store cupboard.

SITTING ROOM 14' 9" x 11' 10" (4.5m x 3.61m) Featuring a gas fire with marble surround and hearth. Window to the front elevation providing a lovely westerly aspect. Glazed double doors lead to:-

DINING ROOM 10' 11" x 10' 6" (3.33m x 3.2m) Adjoining both the sitting room and dining kitchen and including a window to the rear elevation providing a pleasant outlook over the rear garden.

DINING KITCHEN 16' 9" x 10' 10" (5.11m x 3.3m) Comprising an extensive range of base and wall units with co-ordinating work surfaces and tiled splashback. Appliances include Samsung fridge freezer, integrated Electrolux dishwasher, plumbing for an automatic washing machine and space for a dryer. Recessed spotlights. Window to the rear elevation and a velux window. Door to the rear providing direct access to the garden. Newly installed wall mounted Glow Worm gas central heating boiler.

FIRST FLOOR

LANDING With a window to the side elevation. Useful store cupboard. A loft hatch provides access to:-

BOARDED ROOF SPACE 18' 11" x 12' 2" (5.77m x 3.71m) A spacious and versatile area with a velux window and extensive under eaves storage.

BEDROOM ONE 14' 11" x 11' 3" (4.55m x 3.43m) A spacious double bedroom with a window to the front elevation providing an open view down the cul de sac.

BEDROOM TWO 10' 11" x 10' 6" (3.33m x 3.2m) A further double bedroom with a window to the rear elevation.

BEDROOM THREE 8' 0" x 7' 5" (2.44m x 2.26m) With a window to the side elevation.

BATHROOM Comprising a bath with shower over and a glass screen, hand wash basin and a low suite wc. Window to the side elevation.

SEPARATE LOW SUITE WC With a window to the side elevation.

OUTSIDE

GARAGE 15' 11" x 8' 8" (4.85m x 2.64m) Accessed via an up and over door and including power points. A paved driveway provides off street parking.

GARDEN To the front of the property is a lawned garden area with gravel and shrub border and a paved seating area. To the rear of the property is an outstanding principally lawned garden with well stocked flower borders. Greenhouse. There is also a beck which runs through the garden.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

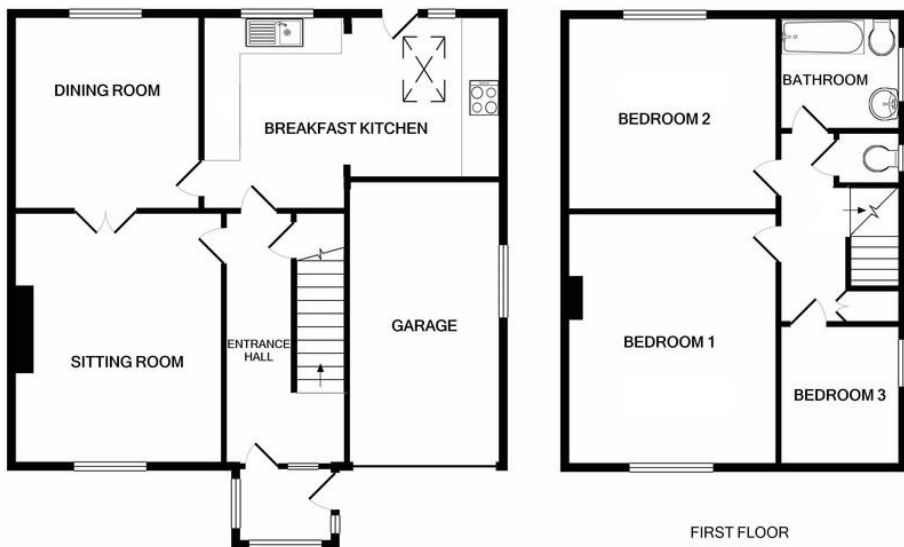
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing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

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.

TENURE We understand the property is Freehold.

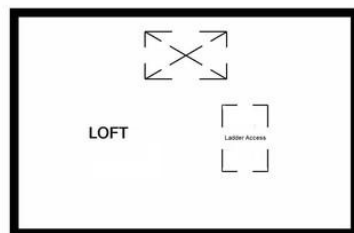
LOCATION From Dale Eddison's Ilkley office proceed in an eastwards direction until you reach the mini roundabout at the bottom of Cowpasture Road. Continue straight ahead into Springs Lane and the road then becomes Bolling Road. Continue to the end of Bolling Road, passing the parade of shops on your right hand side. Turn right onto Wheatley Lane. Continue for approximately 100 metres and Wheatley Gardens is the fourth turning on the right hand side. The property can then be found at the head of the cul de sac.





GROUND FLOOR

FIRST FLOOR



4 Wheatley Gardens

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		83
69-80	C		
55-68	D	65	
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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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.