



**Southway, Ben Rhydding, Ilkley**  
Guide Price £765,000





# Bramhall

## 7 Southway

## Ben Rhydding

## Ilkley

## LS29 8QG

**AN IMPRESSIVE DETACHED FAMILY HOME PROVIDING GENEROUSLY PROPORTIONED AND IMAGINATIVELY EXTENDED FOUR BEDROOMED ACCOMMODATION AND HAVING AN ENCLOSED LEVEL REAR GARDEN**

Located in a popular and established neighbourhood less than a mile from Ilkley town centre and within a level walk of nearby schools and public transport services, this impressive detached family home provides imaginatively extended and well appointed accommodation of generous proportions. The property incorporates a central dining hall, a large sitting room, a snug and a fitted dining kitchen on the ground floor whilst at first floor level there is a principal bedroom with en suite facilities, three further bedrooms and a bathroom. The property stands on a good sized plot with an enclosed lawned garden to the rear, a garage, car port and additional off road parking in the driveway.

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 accommodation has GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

## GROUND FLOOR

**ENTRANCE PORCH** 4' 1" x 3' 3" (1.24m x 0.99m) With a part glazed entrance door. Inner door leads to:-

**DINING HALL** 18' 10" x 11' 5" Maximum (5.74m x 3.48m) With a window to the front elevation and stairs leading to the first floor. Storage cupboard. Ceiling comice.

**CLOAKROOM** With a low suite wc and wash basin with a cupboard beneath. Ceiling comice. Window to the side elevation.

**SITTING ROOM** 22' 2" x 11' 9" Maximum (6.76m x 3.58m) A light and airy room with a stone fireplace featuring a wood burning stove. Windows to two sides and glazed French doors leading onto a patio. Ceiling comice.

**SNUG** 13' 6" x 10' 10" (4.11m x 3.3m) With windows to two sides. Tiled fireplace with an open grate. Ceiling comice.

**DINING KITCHEN** 20' 5" x 11' 3" Maximum (6.22m x 3.43m) With a stainless steel one and a half bowl sink unit and an extensive range of fitted base and wall units incorporating cupboards, drawers, under pelmet lighting and granite work surfaces. Integrated appliances include an electric double oven, four ring gas hob with extractor hood over, automatic washing machine, dishwasher, fridge and freezer. Ceramic tiled floor. Ample space for a breakfast table. Ceiling comice. Part glazed door giving access to the car port to the side of the property.

## FIRST FLOOR

**SPACIOUS LANDING AREA** With a sizeable double airing cupboard housing the hot water cylinder. Ceiling comice. A hatch with a fold-down ladder leads to the roof space. Window to the side elevation.

**PRINCIPAL BEDROOM** 15' 11" x 11' 8" (4.85m x 3.56m) With a range of fitted wardrobes, drawers and a dressing table. A window to the rear elevation enjoys far reaching views towards Middleton.

**EN SUITE BATHROOM** With a panelled bath, pedestal wash basin, low suite wc and a corner shower cubicle. Ceramic tiling to the floor and walls. Chrome heated towel rail.

**BEDROOM TWO** 15' 6" x 8' 10" (4.72m x 2.69m) With a dual aspect including views towards the Cow and Calf Rocks. Ceiling comice.

**BEDROOM THREE** 10' 2" x 9' 8" (3.1m x 2.95m) With a range of fitted wardrobes. Ceiling cornice. Windows to the front and side elevations.

**BEDROOM FOUR** 11' 5" x 8' 8" Maximum (3.48m x 2.64m) With a window to the front elevation enjoying views towards the Cow and Calf rocks. Ceiling comice.

**BATHROOM** Comprising a modern white suite including a panelled bath with an electric shower over, pedestal wash basin and low suite wc. Window to the side elevation. Ceramic tiling to the walls. Ceiling cornice.

## OUTSIDE

**GARAGE** 16' 7" x 8' 11" (5.05m x 2.72m) With electric light and power. Car port. There is additional off road parking in the tarmacadam driveway.

**GARDEN** The property stands on a good sized and large level plot. To the front of the property is a sizeable rockery with a small lawned area. A pathway leads down the side of the property. To the rear of the property there is a principally lawned garden including shrub borders and a patio.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.







**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.

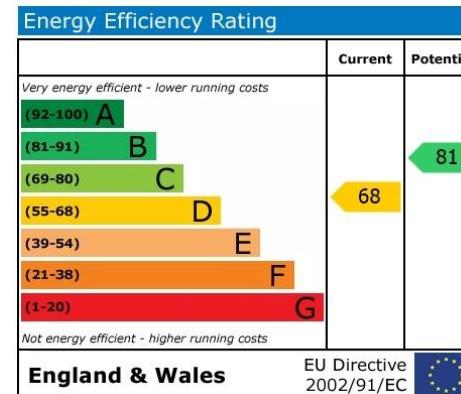
**TENURE** We understand the property is Freehold.

**ESTATE AGENTS ACT 1979** Under the terms of the Estate Agents Act 1979 we hereby declare that we are selling this property on behalf of a member of staff of Dale Eddison Ltd.

**LOCATION** From Dale Eddison's Ilkley office proceed in an eastwards direction into Station Road and at the mini roundabout bear left onto Springs Lane. Continue for about half a mile into Bolling Road, passing the Springs Medical Centre on the right hand side. Southway is located on the right hand side about half a mile from Ilkley town centre.

**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.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





## 7 SOUTHWAY

APPROXIMATE GROSS INTERNAL AREA = 167.9 SQ M / 1807 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. (ID 805711)



Dale  
Eddison

### ILKLEY OFFICE

15 The Grove  
Ilkley  
LS29 9LW  
01943 817642  
[ilkley@daleeddison.co.uk](mailto:ilkley@daleeddison.co.uk)

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.



Dale  
Eddison