



5 Old Bridge Rise, Ilkley, LS29 9HH
Guide Price £495,000





A DECEPTIVELY SPACIOUS MODERN END TOWN HOUSE OFFERING IMAGINATIVELY DESIGNED FOUR BEDROOMED ACCOMMODATION IN A COURTYARD SETTING AND STANDING WITHIN A PARTICULARLY GENEROUS PLOT

Occupying an enviable courtyard setting in a popular and established neighbourhood close to quiet riverside walks, this impressive modern end town house provides well proportioned family accommodation with a flexible layout. The property, which is considered to have scope for extension (subject to obtaining any necessary planning consent) incorporates a welcoming hallway with cloakroom, bedroom with en suite facilities, fitted breakfast kitchen and dining room on the lower ground floor whilst the upper ground floor comprises a large and bright sitting room with a vaulted ceiling. The accommodation is completed on the first floor with three further bedrooms and a bathroom. The property stands on a generous plot with an easily maintained landscaped garden and off road parking in the courtyard to the front

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:-

LOWER GROUND FLOOR

COVERED ENTRANCE PORCH With a panelled entrance door leading to:-

RECEPTION HALL

CLOAKROOM With a low suite wc and wash basin. Part wall tiling. Mirror fronted medicine cabinet.



BEDROOM 14' 10" x 8' 1" (4.52m x 2.46m) Having windows to two sides and a recess accommodates a tiled shower cubicle.

EN SUITE CLOAKROOM With a low suite wc and wash basin. Chrome heated towel rail. Part wall tiling. Medicine cabinet.

KITCHEN 17' 2" x 8' 4" (5.23m x 2.54m) With a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Fitted electric oven and hob with filter hood over. Space for a fridge and a dryer. Plumbing for an automatic washing machine. A door leads to the rear garden.

DINING ROOM 12' 2" x 11' 0" (3.71m x 3.35m) With a window overlooking to the rear garden.

UPPER GROUND FLOOR

SITTING ROOM 18' 8" x 12' 0" (5.69m x 3.66m) A bright and airy room with windows to two sides and a vaulted ceiling. A patio door to the rear elevation leads onto the garden. Wooden fire surround with a fitted gas fire.

FIRST FLOOR

LANDING With a large airing cupboard housing the hot water cylinder and gas fired central heating boiler.

BEDROOM 12' 3" x 11' 1" (3.73m x 3.38m) With fitted wardrobes.

BEDROOM 10' 0" x 8' 4" (3.05m x 2.54m) With fitted wardrobes.

BEDROOM 9' 0" x 8' 4" (2.74m x 2.54m) With mirror fronted wardrobes and windows to two sides.

BATHROOM With a white suite comprising a panelled bath with a shower over, pedestal wash basin and a low suite wc. Ceramic tiled walls. Fitted wall mirror and extractor fan.

OUTSIDE The property stands on a particularly generous plot with private gardens to the east and south. The garden has been thoughtfully landscaped for ease of maintenance and incorporates well stocked borders, mature shrubs and a stone paved terrace immediately to the rear. To the front of the property there is off-road parking for two cars in the gravelled courtyard.

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.

LOCATION From Dale Eddison's Ilkley office proceed along The Grove in a westwards direction and at the Memorial Gardens bear right into Bolton Bridge Road. At the T junction, turn left onto Skipton Road and after about 400 metres take the second turning right into Stockeld Road. At the bottom of Stockeld Road turn left into Stockeld Way and then immediately left into Old Bridge Rise. Number 5 is located in the small courtyard 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.

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.





GROUND FLOOR

FIRST FLOOR

5 OLD BRIDGE RISE

APPROXIMATE GROSS INTERNAL AREA = 106.8 SQ M / 1149 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 810434)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.