



**Undercliffe Rise, Ben Rhydding, Ilkley**  
Guide Price £700,000







# 1 Undercliffe Rise

Ben Rhydding  
Ilkley  
LS29 8RF

**AN OUTSTANDING FAMILY HOME OF GENEROUS PROPORTIONS PROVIDING FOUR DOUBLE BEDROOMED ACCOMMODATION AND STANDING WITHIN A SUPERB CORNER PLOT NESTLED AT THE HEART OF A PEACEFUL AND SECLUDED RESIDENTIAL AREA**

With a superb view of the Cow and Calf Rocks and a far-reaching outlook towards Askwith, 1 Undercliffe Rise is surrounded by beautiful gardens which include lawned and paved seating areas, together with mature trees. The property benefits from extensive off-street parking having a dual access driveway and integral double garage. The ground floor accommodation comprises an entrance porch, reception hall with cloakroom, rear entrance vestibule, sizeable sitting room, breakfast kitchen, dining room, utility room and a study. The first floor features an impressive principal bedroom with en suite bathroom, three further double bedrooms and a shower room.



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' 4" x 5' 1" (1.93m x 1.55m) With windows to three sides. Laminate wood floor and exposed stone wall. A pair of glazed double doors lead to:-

**RECEPTION HALL** 19' 1" Maximum x 11' 0" Maximum (5.82m x 3.35m) Featuring a picture rail and dado rail. Ceiling coving and ornate architrave. Four wall light points. Two useful recessed cloaks cupboards. Laminate wood floor. A glazed door leads to:-

## REAR ENTRANCE VESTIBULE

**CLOAKROOM** Comprising a hand wash basin and low suite wc. Heated towel rail. Dado rail and ceiling coving. Window to the rear elevation.

**STUDY** 10' 2" x 7' 10" (3.1m x 2.39m) A versatile room having ceiling coving and recessed spotlights. Laminate wood flooring. Window to the front elevation.

**SITTING ROOM** 20' 8" x 13' 10" (6.3m x 4.22m) A light and airy reception room including a bow window to the front elevation. Recessed display arched display shelving with lighting. Feature fireplace with slate hearth. Four wall light points and ceiling coving. Sliding door provides direct access to the rear garden.

**DINING ROOM** 12' 4" x 11' 10" (3.76m x 3.61m) With period wooden flooring. Recessed shelving and ceiling coving. Four wall light points. Window to the front elevation.

**BREAKFAST KITCHEN** 15' 2" x 13' 5" (4.62m x 4.09m) With a lovely dual aspect and comprises a good range of base units with co-ordinating work surfaces and a one and a half bowl moulded sink with mixer tap. Provision for a gas cooker and ample space for additional appliances. Space for a dining table and chairs.

**UTILITY ROOM** 7' 11" x 6' 11" (2.41m x 2.11m) Directly adjoining the kitchen and features base and wall units with co-ordinating work surfaces and a stainless-steel sink with mixer tap. Plumbing for an automatic washing machine and space for a dryer. Ceiling coving and a window to the front elevation.

## FIRST FLOOR

**LANDING** 22' 3" x 6' 0" (6.78m x 1.83m) Featuring a useful linen cupboard housing the hot water cylinder. Additional fitted store cupboard. Window to the rear elevation.

**PRINCIPAL BEDROOM** 14' 5" x 11' 6" (4.39m x 3.51m) A generous double bedroom with a fantastic aspect provided by the glazed sliding door which offers a stunning view towards Askwith. Additional window to the front elevation. Two wall light points and ceiling coving.

**EN SUITE BATHROOM** 8' 3" x 5' 11" (2.51m x 1.8m) Smartly presented and comprising a bath with shower attachment and glass screen, hand wash basin and a low suite wc. Heated towel rail and ceiling coving. Window to the side elevation.

**BEDROOM TWO** 13' 11" x 10' 3" (4.24m x 3.12m) A further spacious double bedroom with laminate wood flooring. Ceiling coving. Lovely dual aspect with an outlook towards the Cow and Calf Rocks.

**BEDROOM THREE** 14' 4" x 7' 11" (4.37m x 2.41m) A further double bedroom including fitted wardrobes with store cupboards over and co-ordinating lower store cupboard and shelving. Ceiling coving and laminate wood flooring. Window to the front elevation.

**BEDROOM FOUR** 14' 4" x 7' 6" (4.37m x 2.29m) A further double bedroom including fitted wardrobes with store cupboards over and co-ordinating lower store cupboard and shelving. Ceiling coving and laminate wood flooring. Window to the front elevation.

**SHOWER ROOM** 6' 8" x 6' 5" (2.03m x 1.96m) Comprising a walk-in shower with glass screen, hand wash basin and a low suite wc. Heated towel rail. Recessed spotlights and ceiling coving. Window to the rear elevation.













OUTSIDE

**INTEGRAL DOUBLE GARAGE** 20' 11" x 20' 8" (6.38m x 6.3m)  
Accessed via two electric roller doors. Housing the Ideal gas fired central heating boiler.  
To the front of the garage is a tarmacadam driveway with two access points which provide an abundance of off-street parking.

**STORE ROOM** 8' 3" x 8' 1" (2.51m x 2.46m) Located just off the garage and providing access to an under-croft area.

**GARDEN** To the front of the property is a charming garden featuring mature trees and shrubs and an elevated lawned area. To the rear of the property is a lovely three tiered lawned garden which features an elevated paved seating area with artificial lawn. Greenhouse. Two garden sheds.

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

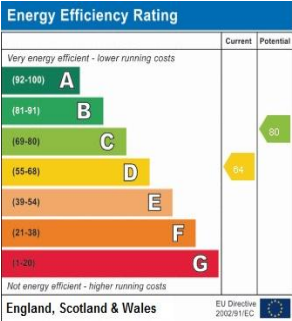
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore 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 in an eastward's direction into Station Road and at the mini roundabout turn right into Cowpasture Road. Continue for approximately half a mile and at the next mini roundabout take the second exit into Ben Rhydding Road and continue along for approximately a quarter of a mile before turning right into Constable Road. Proceed straight ahead and Undercliffe Rise is located on the right-hand side towards the head of the cul de sac. Number 1 is located on the right-hand side at the beginning of the turning for Undercliffe Rise.

**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** Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.





### 1 UNDERCLIFFE RISE

APPROXIMATE GROSS INTERNAL AREA = 174.2 SQ M / 1875 SQ FT  
 GARAGE / STORE AREA = 46.4 SQ M / 499 SQ FT  
 TOTAL = 220.6 SQ M / 2374 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. (ID827448)



**Dale  
Eddison**

### ● ILKLEY OFFICE

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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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