



**Badger Close, Ilkley**  
No Chain: £795,000

**DaleEddison**  
Estate Agents & Chartered Surveyors  
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# Badger Corner

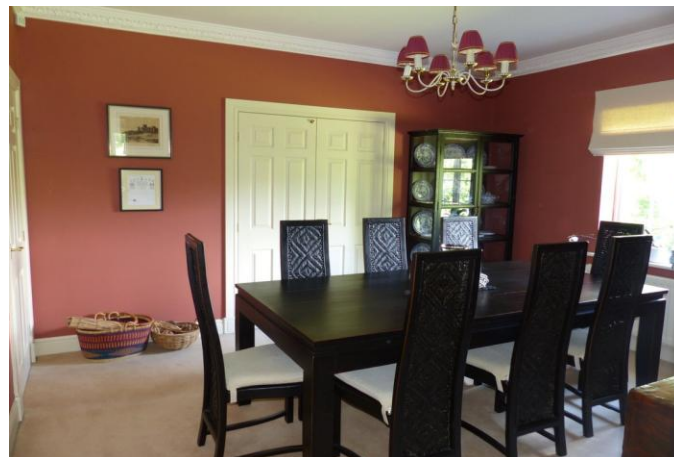
## 4 Badger Close

### Ilkley

#### LS29 9TD

**AN ELEGANT FIVE BEDROOMED DETACHED RESIDENCE PROVIDING SUPERB FAMILY ACCOMMODATION ENJOYING GENEROUS GARDENS AND LONG DISTANCE VIEWS**

Occupying what arguably has to be the best plot within this exclusive cul de sac, Badger Corner offers exceptional accommodation designed for those seeking an elegant home ideal for relaxed family living and entertaining. The well planned accommodation cannot fail to impress having a lovely central reception hall, three principle reception rooms, plus a generous open plan living/dining kitchen, utility and cloakroom. To the first floor, galleried landing, master bedroom suite with dressing room and bathroom, four further bedrooms (one with en suite shower room) and house bathroom. Integral double garage. Particular reference is made to the enclosed landscaped gardens being extensively laid to lawn with feature summerhouse designed for summer entertaining and relaxation. Viewing essential to fully appreciate all this super property has to offer.



Ilkley town centre offers an excellent range of high class shops, restaurants, 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. 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 impressive and beautifully presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, SECURITY SYSTEM and with approximate room sizes comprises:

## GROUND FLOOR

**ENTRANCE VESTIBULE** 8' 0" x 4' 9" (2.44m x 1.45m) Travertine marble floor. Ceiling cornice. Recessed lighting. Double glass panelled doors with matching glazed side panels leading to:

**SPACIOUS RECEPTION HALL** 18' 5" x 11' 2" Maximum (5.61m x 3.4m) An attractive and welcoming reception hall with feature turned staircase leading to the first floor. Deep cloaks cupboard. Ceiling cornice. Window to the front elevation.

**CLOAKROOM** Fitted with a modern suite comprising a pedestal wash basin and low suite w.c. Part tiled walls and tiled floor. Recessed spot lights. Window to the front elevation.

**ELEGANT SITTING ROOM** 17' 9" x 14' 5" (5.41m x 4.39m) An elegant sitting room with a feature fireplace with stone hearth and inset 'Living Flame' gas fire. Moulded ceiling cornice and ceiling roses. Window to the rear elevation with views over the garden and beyond. Double doors to:

**DINING ROOM** 13' 7" x 12' 2" (4.14m x 3.71m) A good sized reception room with a window to the rear elevation with views over the garden and beyond. Ceiling cornice and ceiling rose.

**STUDY** 11' 2" x 9' 8" (3.4m x 2.95m) Ceiling cornice. Window to the front elevation.

**BREAKFAST KITCHEN** 13' 5" x 11' 3" (4.09m x 3.43m) An impressive kitchen fitted with an extensive range of base and wall units complimented by granite work surfaces, tiled splash backs and concealed lighting. Inset one and a half bowl sink unit with mixer tap. Britannia Range cooker with AEG stainless steel hood over. AEG microwave and dishwasher.

Space for an American style fridge/freezer. Recessed lighting. Laminate wood flooring. Window enjoying a lovely outlook over the side gardens towards the summerhouse. The kitchen is open plan to the family living/dining room creating a lovely sociable space for relaxed family living.

**FAMILY/DINING ROOM** 13' 7" x 14' 11" (4.14m x 4.55m) A light and airy room with under floor heating and feature Travertine marble floor. Ceiling cornice. Recessed spot lights. Window to the side elevation and French door leading out to the rear gardens.

**UTILITY ROOM** 12' 3" x 5' 1" (3.73m x 1.55m) Fitted with a range of base and wall units, inset sink and mixer tap with tiled splash backs. Plumbing for an automatic washing machine and space for a dryer. Cloaks rail. Door leading out to the side garden and door to the garage.

## FIRST FLOOR

**GALLERIED LANDING** A lovely generous landing with ceiling cornice and access to the roof void. Airing cupboard housing the hot water cylinder. Window to the front elevation.

**STUDY AREA** 7' 9" x 4' 9" (2.36m x 1.45m) Arch leading to a useful study area. Ceiling cornice. Window to the front elevation.

**MASTER BEDROOM SUITE** A split level suite comprising:

**DRESSING AREA** 10' 6" x 7' 2" (3.2m x 2.18m) Fitted with an extensive range of wardrobes to two sides. Recessed lighting.

**EN-SUITE BATHROOM** An superb en-suite bathroom fully tiled with under floor heating. Double ended bath, bidet, inset wash basin and low suite w.c. within a range of extensive storage cupboards, and a generous shower cubicle. Light incorporating a shaver point. Window to the side elevation. Recessed spot lights. Steps from the dressing area lead to:







**MASTER BEDROOM** 16' 2" x 15' 2" (4.93m x 4.62m) A generous light and airy bedroom with pitched ceiling and recessed lighting. Juliet balcony to the front elevation and additional window to the side elevation. Fitted dressing table, bedside cabinets and drawers.

**BEDROOM TWO** 15' 3" x 9' 10" (4.65m x 3m) Window to the rear elevation with lovely views over the valley towards Beamsley. Ceiling cornice.

**EN-SUITE SHOWER ROOM** Fitted with a modern suite comprising a shower stall, pedestal wash basin and low suite w.c. Tiled floor and mosaic part tiled walls. Window to the side elevation. Shaver point. Recessed spot lights.

**BEDROOM THREE** 14' 5" x 10' 6" (4.39m x 3.2m) Window to the rear elevation with lovely views over the valley towards Beamsley. Oak flooring. Double recessed wardrobe. Ceiling cornice.

**BEDROOM FOUR** 13' 9" x 12' 2" (4.19m x 3.71m) Window to the rear elevation with long distance views. Fitted wardrobes, store cupboards over, bedside cabinets and dressing table. Ceiling cornice.

**BEDROOM FIVE** 9' 10" x 8' 11" (3m x 2.72m) Window to the front elevation. Ceiling cornice.

**HOUSE BATHROOM** Fitted with a suite comprising a panelled bath, shower stall, pedestal wash basin, bidet and low suite w.c. Tiled floor with under floor heating. Part tiled walls. Shaver point. Recessed spot lights. Window to the side elevation.

## OUTSIDE

**INTEGRAL DOUBLE GARAGE** 19' 0" x 18' 1" (5.79m x 5.51m) With twin remote up and over doors. Power and light. Two wall mounted Baxi gas fired central heating boilers. Range of fitted cupboards. Window to the side elevation.

**DRIVEWAY** To the front of the garage there is a blocked paved driveway.

**REAR GARDENS** A particular feature of the property are the delightful enclosed landscaped gardens ideal for a family being extensively laid to lawn with well stocked evergreen and flowering borders. Flagged patio area ideal for outside relaxation. Steps down to the further lawned area.

**SIDE GARDEN** A real delight with lawn leading to a bespoke summerhouse with decked area ideal for summer dining and entertaining. Raised well stocked borders, greenhouse and garden shed. Water feature.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

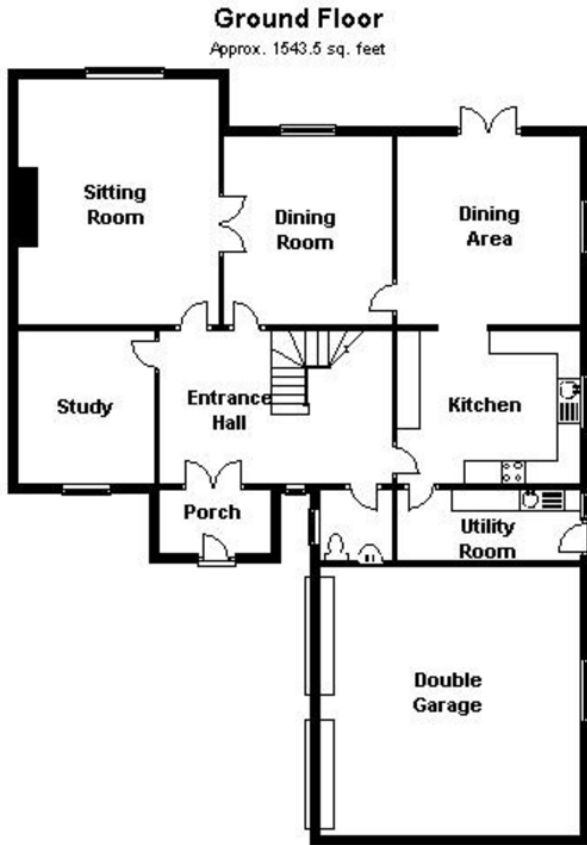
**GENERAL** The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are 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. Telephone 01943 817642.

**LOCATION** From Dale Eddison's Ilkley office proceed along The Grove, turning left into Grove Road. Continue for approximately 0.75 mile where Badger Close can be found on the right hand side. Badger Corner can then be found at the head of the cul de sac on the right hand side.

**TENURE** We are advised by our clients that the property is Freehold.

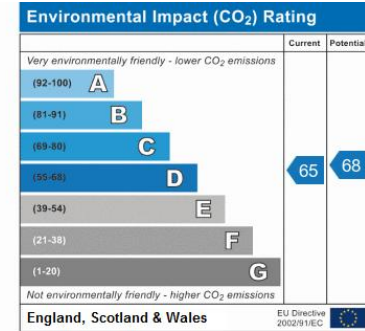
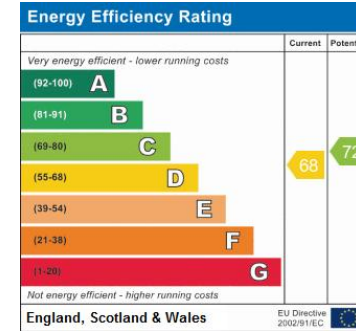




**Badger Corner, 4 Badger Close**

Total area: approx. 2921.9 sq. feet

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by PRS.



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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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