



37 Sunset Drive, Ilkley

A truly impressive and significantly extended family home offering four bedroom accommodation – one ensuite – with extensive ground floor living and delightful enclosed, level gardens to the rear. Practical, stylish and presented to an impressively high standard.

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37 Sunset Drive, Ilkley, West Yorkshire, LS29 8LS

Skipton 11 miles, Harrogate 16 miles, Leeds 16 miles (all distances approximate)

Guide Price: £680,000

- Free-flowing ground floor living
- Four bedrooms – three doubles
- Stylish bath/shower rooms
- Comprehensively equipped kitchen
- Family friendly gardens
- Characterful children's play den and workshop
- Expansive driveway parking



General remarks

This traditional semi-detached home has been significantly and skilfully extended by the current vendors who have created wonderful family accommodation, ideal for modern day living.

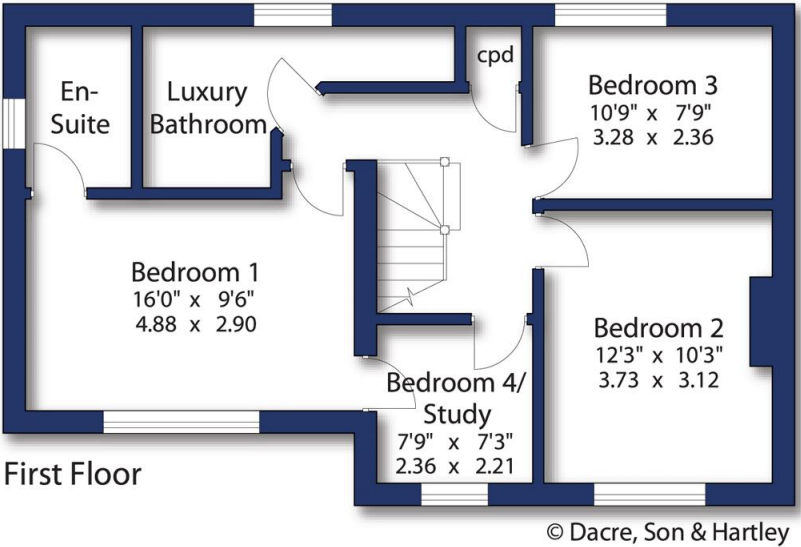
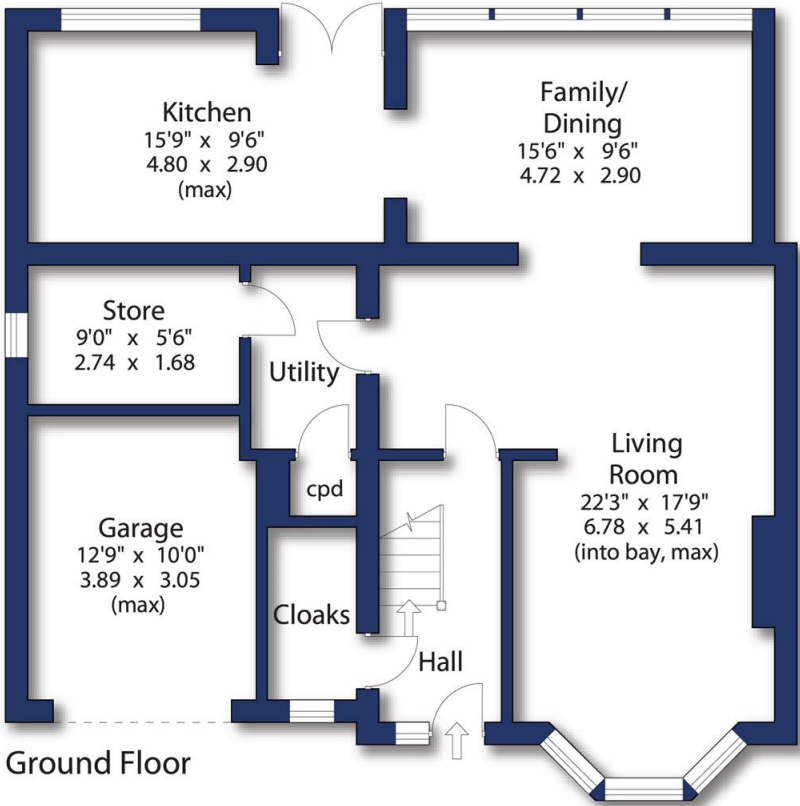
To the ground floor there is excellent free-flowing space comprising two large living areas which are complimented by an impressively equipped breakfast kitchen from where a pair of French doors lead out to the rear garden. This level also includes a utility, cloakroom, useful store and access to the garage area.

The first floor provides four well-proportioned bedrooms – three of which are doubles, with the fourth currently connecting with bedroom one and offering scope for use as either a dressing room or study for those who work from home. The principal bedroom also has its own stylish ensuite shower room off, complimenting the four-piece house bathroom.

Externally, 37 Sunset Drive has good driveway parking, whilst to the rear there is a delightful enclosed, level garden offering an ideal family amenity and with charming workshop/store and a delightful children's playhouse, planned to provide a covered seating area at the ground floor level whilst steps leads up to the play area/den which might well serve as a home office – subject to any consents.

Ilkley itself requires little introduction, the former Victorian spa town enjoying a beautifully location in the heart of Wharfedale – a position which provides ready access to the Yorkshire Dales National Park, whilst for the commuter there are excellent road links with Leeds, Bradford and Harrogate. The town centre provides comprehensive retail amenities along with a colourful choice of cafes, restaurants and bars. There are railway stations both in central Ilkley and within Ben Rhydding which offer frequent services throughout the day into both local cities. Ilkley is blessed with a highly regarded schooling system, with Ashlands primary school being set just a few hundred yards from Sunset Drive.

Floorplans



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Contact us



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Directions

From our office in the centre of town, proceed down Brook Street to the main traffic lights and turn right. Continue out of town, past Booths supermarket and Ashlands primary school. Sunset Drive will be seen to the right hand side around 350 yards beyond the school. What3Words: armful.geek.breath

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating supplemented by wood burning stove and underfloor heating.
- Off-street driveway parking and garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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