



7 Rhyddings Gardens, Ilkley, LS29 8NY

This smartly presented, three double bedroom family home has been substantially extended and modernised throughout, featuring a large open plan living dining kitchen space and impressive master suite, located on this tucked away cul de sac only short walk from Ben Rhydding trail station.

Guide Price £440,000

- Modern, spacious and deceptively spacious accommodation arranged over two floors.
- Stylish fitted kitchen with large central island, plus dedicated dining and seating areas.
- Rear conservatory opens directly onto the enclosed, level lawned garden with paved seating area.
- Superb master bedroom with built-in wardrobes and luxury en-suite, plus two further double bedrooms.
- Off-street parking, utility room, cloakroom WC and modern family bathroom.

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Harrogate 17 miles, Skipton 11 miles, Leeds 17 miles
(all distances approximate)

General remarks

Located on this small cul de sac is this most appealing and very well-appointed extended home that provides modern

and deceptively spacious accommodation throughout. Arranged over two storeys, the accommodation includes an entrance hall with cloakroom WC and separate utility room, a generous sitting room and, to the property's rear, an impressive open plan area with a modern fitted kitchen based around a large central island, as well as dining and seating areas. The kitchen gives access through to a rear conservatory which in turn leads to the rear garden. To the first floor is a superb master bedroom with built-in wardrobe space and a luxury ensuite shower room, two further double bedrooms, one of which has its own dressing area, and a modern fitted house bathroom. To the outside there is off street parking to the front of

the property, whilst to the rear there is an enclosed and lawned level garden with paved seating area.

Rhyddings Gardens is conveniently located only a short walk from Ben Rhydding train station whilst being less than a mile from Ilkley town centre with its excellent range of shops, restaurants, cafes and general amenities. Ben Rhydding is very much a community in its own right with a Primary School, local shops and the railway station from where there are frequent services throughout the day to both Leeds and Bradford and to central Ilkley too. The surrounding countryside and rugged moors offer many an opportunity for rural pursuits.

Directions

From our office in the centre of Ilkley proceed to the main traffic lights and turn right onto Leeds Road. Immediately before the 2nd pelican crossing turn right onto Little Lane passing Sacred Heart primary school to the left hand side. After a further couple of hundred yards, turn right (just before the parade of shops) come onto Grange Close and then immediately left onto Rhydding Gardens.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains services
- Off street parking

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](#)

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.

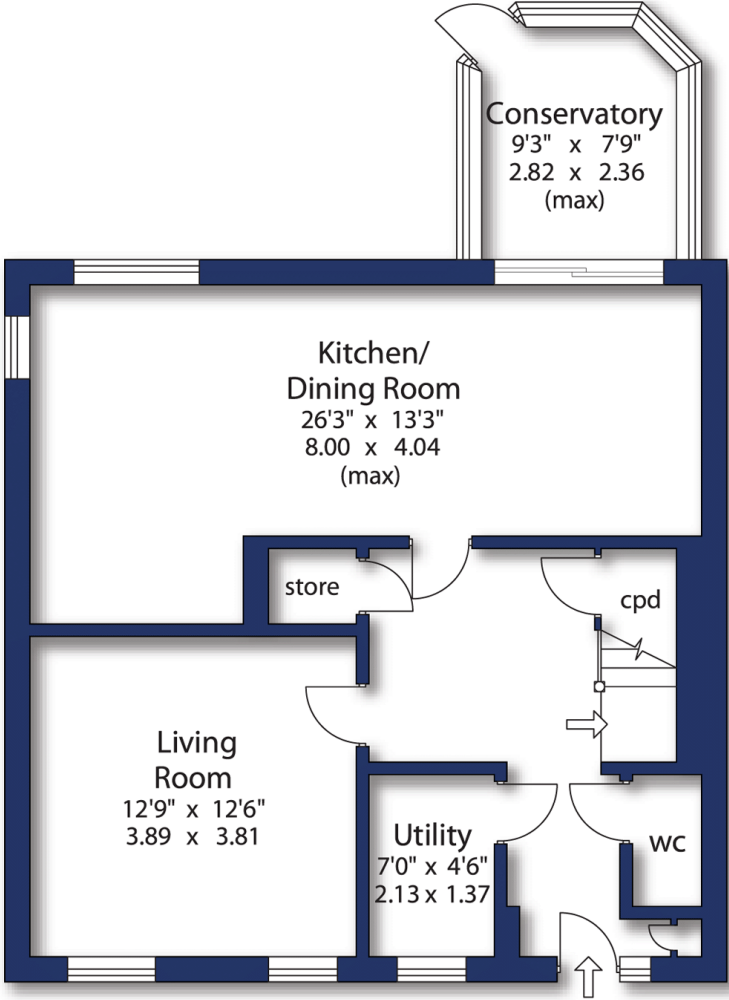
Referral fees

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.

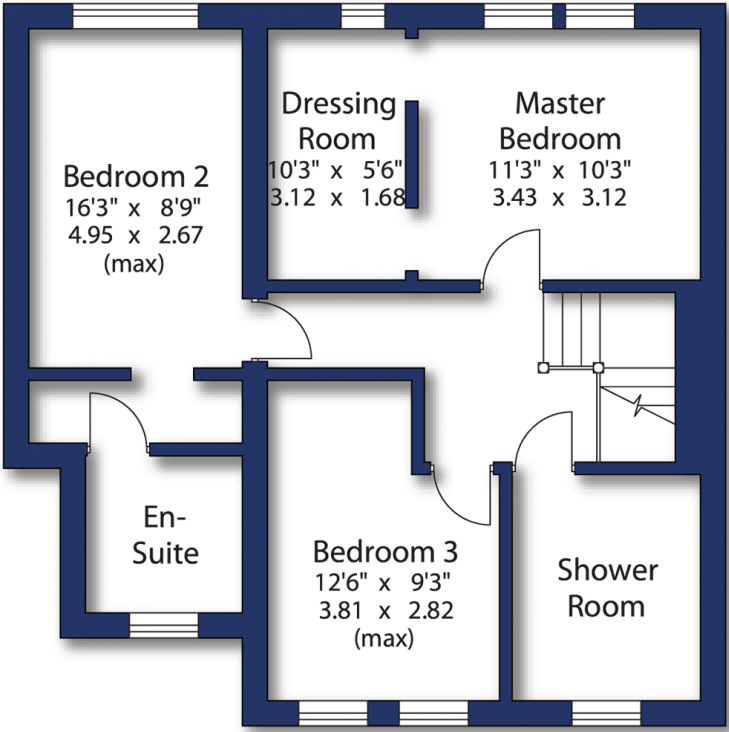
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Floorplans

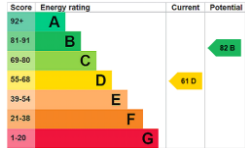


Ground Floor



First Floor

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