



10 Westwood Rise, Ilkley, West Yorkshire

Set close to Ilkley's stunning Moors and complemented by generous landscaped gardens this modern family home provides well balanced four bedroom accommodation with excellent ground floor space and some lovely views to the rear across Wharfedale.

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10 Westwood Rise, Ilkley, West Yorkshire, LS29 9SW

Skipton 11 miles, Harrogate 18 miles, Leeds 19 miles (all distances approximate)

Guide Price: £850,000

Accommodation

Ground Floor Galleried reception hall with cloakroom off; well proportioned living room with splay bay and French doors to a triple aspect conservatory; study; well appointed kitchen with integrated appliances and substantial island area, open plan to; dining area with picture window overlooking the rear garden and valley beyond; utility and storage.

First Floor: Landing with linen cupboard off; principal bedroom with ensuite bathroom and a range of fitted wardrobes; three further double bedrooms – all with either fitted wardrobes or integrated storage; house bathroom.

General Remarks

This well presented modern detached family home enjoys an attractive setting on a highly regarded small development towards the southern side of Ilkley – just a mile or so from central amenities and close to the town's famous and inspiring Moors.

Built just before the turn of the millennium the property provides well balanced accommodation, presented and equipped to an impressively high standard. To the ground floor a galleried hall provides access to a generous living room with conservatory beyond – the latter having lovely aspects across the property's own gardens and Wharfedale beyond. Adjacent is a well equipped kitchen with a comprehensive range of integrated appliances, central island unit and open plan dining/living area which – as with the kitchen space – again has the benefit of lovely views thanks to deep windows set into the rear elevation. A ground floor cloakroom and useful study/snug complete the ground floor.

The first floor layout provides four good double bedrooms – all with either fitted wardrobes or recessed storage, and with the principal bedroom having its own ensuite bathroom, complementing the stylish house bathroom.



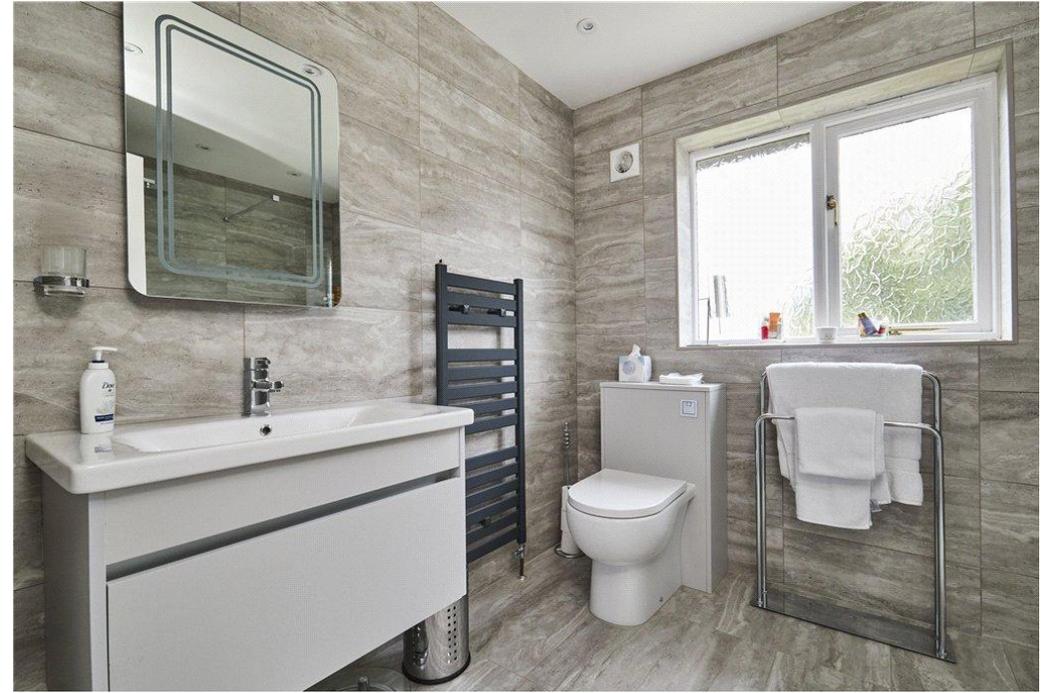
Outside: Driveway approach offering ample parking and access to the property's double garage. 10 Westwood Rise is complemented by attractive landscape gardens with sweeping lawns and well stocked flower borders.

Ilkley's central amenities are just a few moments' drive away and include a vibrant mix of 'high street' and colourful independent stores along with a broad choice of cafes, restaurants and tea rooms. The town has a highly regarded schooling system (the town's grammar school being within walking distance of Westwood Rise), and an excellent choice of sports clubs catering for a huge variety of tastes. The rugged Moors, River Wharfe and open countryside provide many an opportunity for rural pursuits including challenging walks, road and mountain biking.

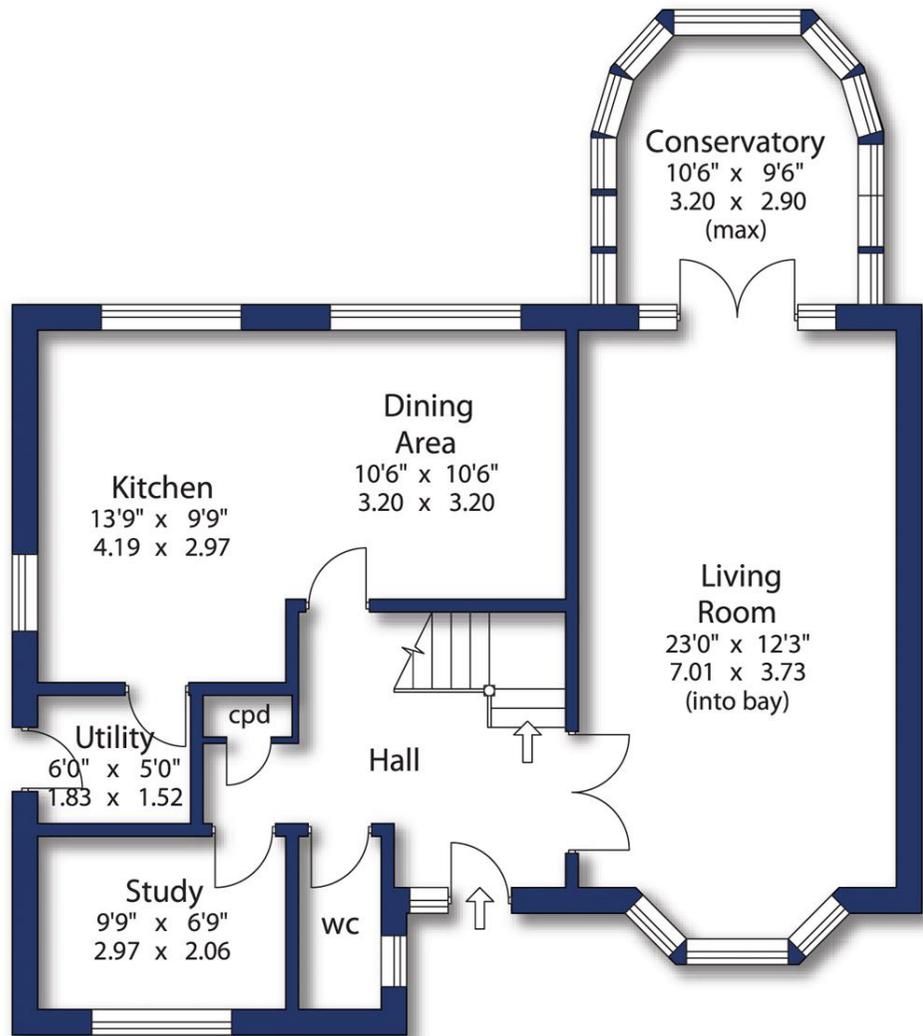
For the commuter there are excellent links into the region's business centres, with frequent daily services from the town's metro station into Leeds and Bradford, with regular onward connections from the former to London Kings Cross.



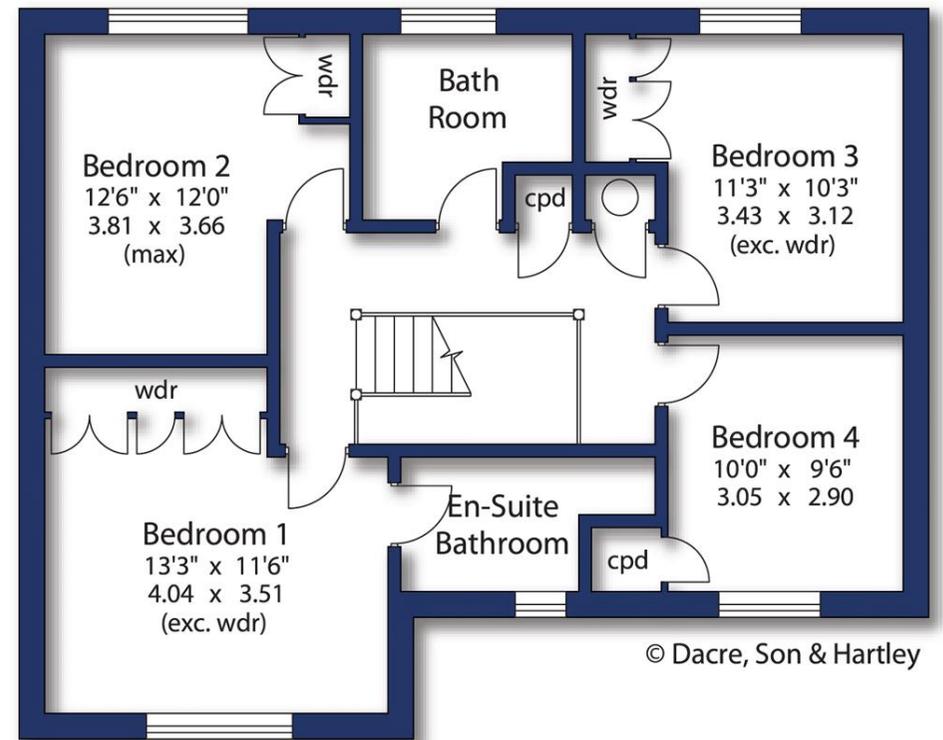




Floorplans

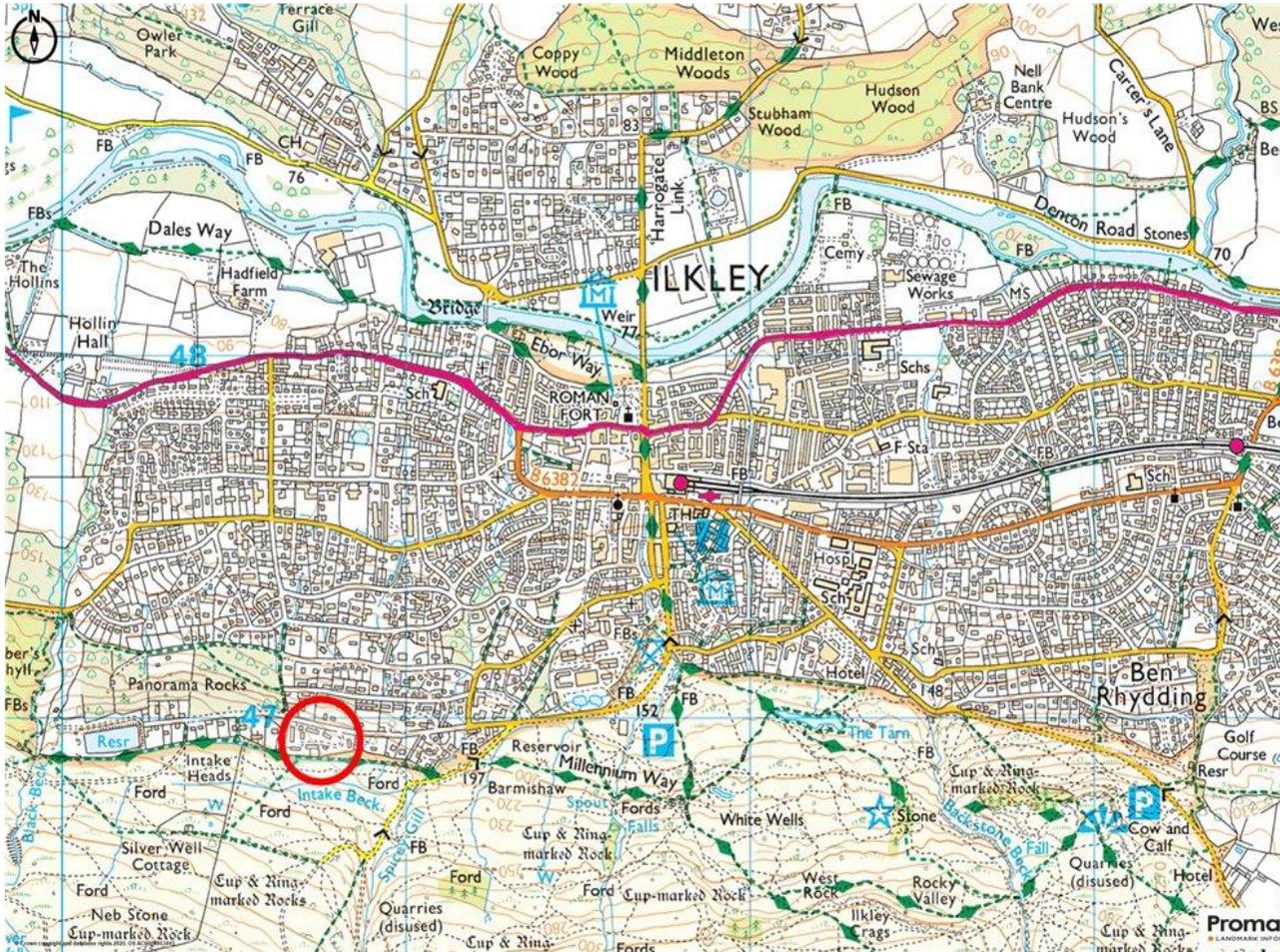


Ground Floor



First Floor

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Directions

From our office in the centre of town proceed up Wells Road. Cross the cattle grid and continue along the edge of the Moor. Continue ahead over the next cattle grid and then left onto Panorama Drive and continue for a further 400 yards or so before Westwood Rise will be seen on the left hand side. Drive up the hill and number 10 will be found to the right.

What3Words torches.streamers.sedated

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. The property is heated by gas fired boiler.
- Off street driveway parking and double 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](#)

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.

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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 £26.10 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

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