

4 Bedroomed Town House

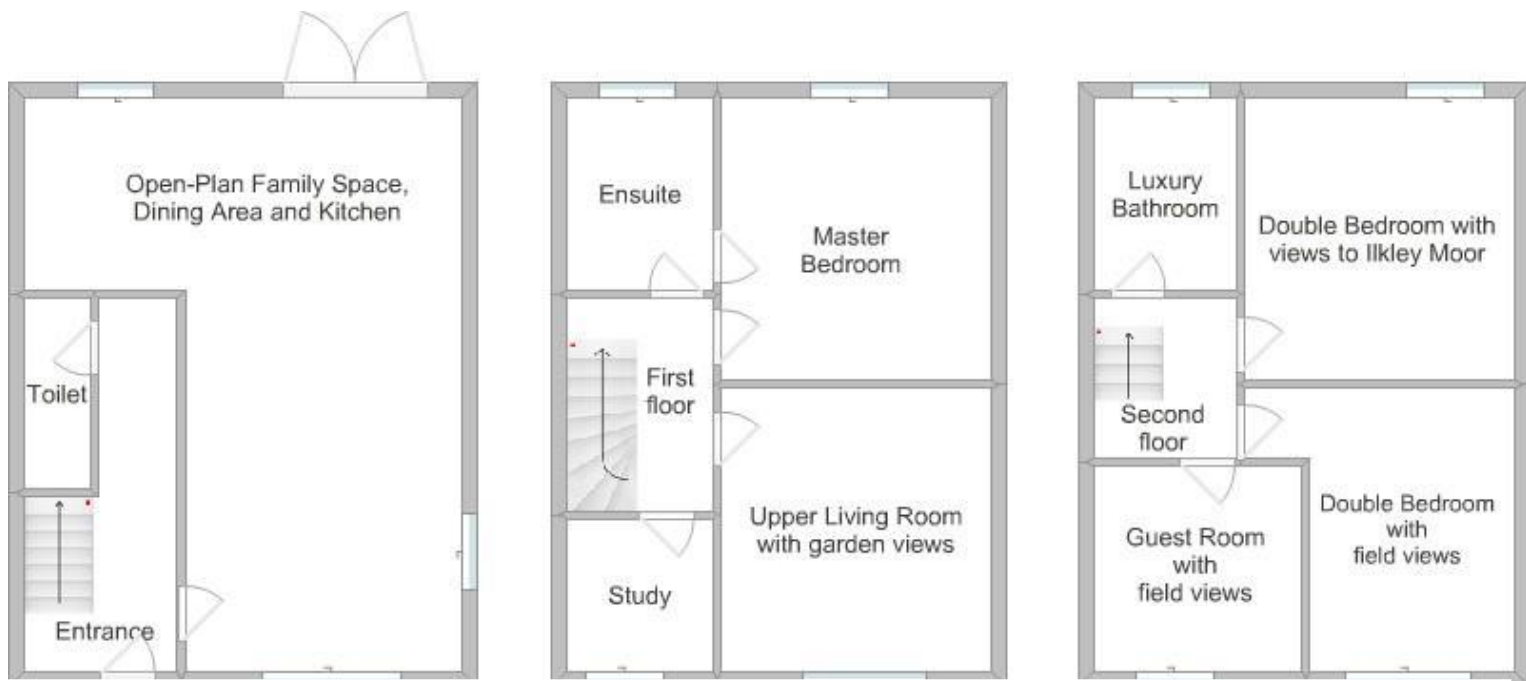
Guide Price £350,000

21B Wheatley Lane

Ben Rhydding, Ilkley LS29 8BW



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On completion in 2016 this will be a superb modern home in an ideal location for family life, with excellent schools nearby and open countryside on the doorstep.

The entrance hall leads to a cloakroom and into a spacious open-plan living area, with natural light flooding in from the front and rear through the new windows. A beautiful kitchen with a breakfast island dominates the western end of this floor, with glazed doors leading out to the rear gardens.

To the first floor is further living space overlooking the front of the property, the first of four double bedrooms, this one with a luxurious en-suite, and an office/study room. Above this will be three additional double bedrooms with fantastic elevated views, and another superb bathroom.

Outside to the front will be a landscaped parking area and lawn, to the rear is a private patio and lawn looking out over the Wharfedale countryside.

21B Wheatley Lane will be a marvellous family home when complete, and in the very best of locations for family life, commuting and country pursuits. A reservation can be made after viewing the property, full details of the structure of the purchase will be discussed at your viewing appointment.

Surroundings

The location makes this a very attractive proposition for family buyers, the outstanding Ilkley Grammar School is just a mile away, and there are several primary schools and nurseries nearby. The town of Ilkley is one mile from the house, and the market town of Otley is three miles. The famous Ilkley Moor can be seen from the rear of the building, across the Wharfe Valley, which contains many outdoor activity and sporting opportunities. The city of Leeds is 15 miles away, and easily accessible by road or rail.

Services

The property is connected to mains gas, water, electricity and drainage. Broadband internet is available in the area with speeds of up to 200 Mb. Ben Rhydding Station on the Leeds/Bradford to Ilkley line is 350m away. The nearby bus stop is on the 962, x52 and x84 routes. Leeds/Bradford International Airport is 8 miles away.

Directions

From Leeds/Harrogate/Pool - Take the A659 or A660 to Otley, and travel through the town following signs for Ilkley. At the roundabout on the edge of Otley take the third exit onto the A65 to Ilkley. After 3 miles take the left turn towards Ben Rhydding at the traffic lights before the Esso garage. 21B is on your left side marked by our For Sale sign. A member of our staff will be waiting to meet you.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: TBC

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