

**Dale  
Eddison**



## **PLOT C BRACKENWOOD MEWS BRACKENWOOD CLOSE ILKLEY LS29 8NH**

**A NEWLY BUILT END TOWN HOUSE OFFERING GENEROUSLY PROPORTIONED THREE BEDROOMED ACCOMMODATION APPOINTED THROUGHOUT TO A VERY HIGH STANDARD**

Forming part of an imaginative new development of just three similar properties in a popular and established neighbourhood within a short walk of local amenities in Ben Rhydding this newly built end town house is currently under construction and scheduled for completion in June 2018. The property incorporates a hallway with a cloakroom, a sitting room and dining kitchen with high quality integrated appliances on the ground floor whilst at first floor level there is a master bedroom with en suite shower room, two further good sized bedrooms and a bathroom. The property will have off road parking for two cars to the front and an enclosed landscaped garden to the rear.



**PRICE: £310,000**



Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a post office, church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, 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 and three private schools all within a short drive. 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 accommodation has GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

## GROUND FLOOR

ENTRANCE VESTIBULE

CLOAKROOM

SITTING ROOM 17' 5" x 15' 4" (5.31m x 4.67m)

DINING KITCHEN 15' 4" x 11' 5" (4.67m x 3.48m)

## FIRST FLOOR

LANDING

BEDROOM ONE 10' 0" x 8' 11" (3.05m x 2.72m)

EN SUITE SHOWER ROOM

BEDROOM TWO 11' 8" x 7' 8" (3.56m x 2.34m)

BEDROOM THREE 11' 8" x 7' 4" (3.56m x 2.24m)

BATHROOM

## OUTSIDE

Off road parking for two cars to the front of the property.  
Landscaped enclosed garden to the rear.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. Please note that the site is a hard hat area and subject to health and safety rules and consequently viewings at the property will not be permitted until the properties are complete.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only.

TENURE We understand the property is Freehold.

LOCATION From Dale Eddison's Ilkley office proceed down Brook Street and take the first turning right into Railway Road. Continue for about four hundred yards until the road bears to the left into Mayfield Road. Continue to the T junction and turn right into Little Lane. Little Lane runs into Valley Drive. Brackenwood Close is the fifth turning on the right hand side after about half a mile. Brackenwood Mews is located at the end of Brackenwood Close.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.



## **SPECIFICATION**

### **INTERNAL**

#### **Kitchen**

High quality fitted kitchen by Benchmarx (part of Travis Perkins plc) to incorporate fitted base and wall units with heat resistant working surfaces and integrated appliances by Neue including a double oven and ceramic hob with extractor hood, built-in fridge freezer and automatic washing machine.

#### **Bathrooms and Shower Rooms**

To be fitted as indicated on the plan (Ideal Standard) with quality white suites. Bathrooms will be part tiled with Waxman ceramic tiling.

#### **Staircases**

Softwood staircases.

#### **Internal Doors**

Pre-painted softwood doors with a white finish.

#### **Heating**

Traditional gas fired central heating system with thermostatic radiator valves and room thermostat.

#### **Electrical**

All electrical installations will be to the latest standards with a generous provision of power points in the kitchen. Wiring will be laid on to accommodate television and Sky TV.

#### **Decoration**

Plasterwork to be finished throughout with white emulsion to the walls and ceilings. Woodwork to be finished in white gloss.

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## **EXTERNAL**

### **Boundaries**

Boundaries will be finished with timber fencing.

### **Driveway**

The driveways will have a tarmacadam finish.  
The pathways round the house will be flagged.

### **External Landscaping**

The front garden will be turfed (where applicable). The rear gardens will be seeded.

### **External Lighting**

External lighting will be provided to the front and rear of the property.

### **Construction**

General – the property is of traditional construction with brick and rendered cavity walls. Please note that the external rendering will be as shown on the colour computer generated image and not as detailed on the elevation drawings included on the site plan.

### **Roof**

Pitched concrete tiled roof.

### **Windows**

PVC double glazed windows throughout.

### **Insulation**

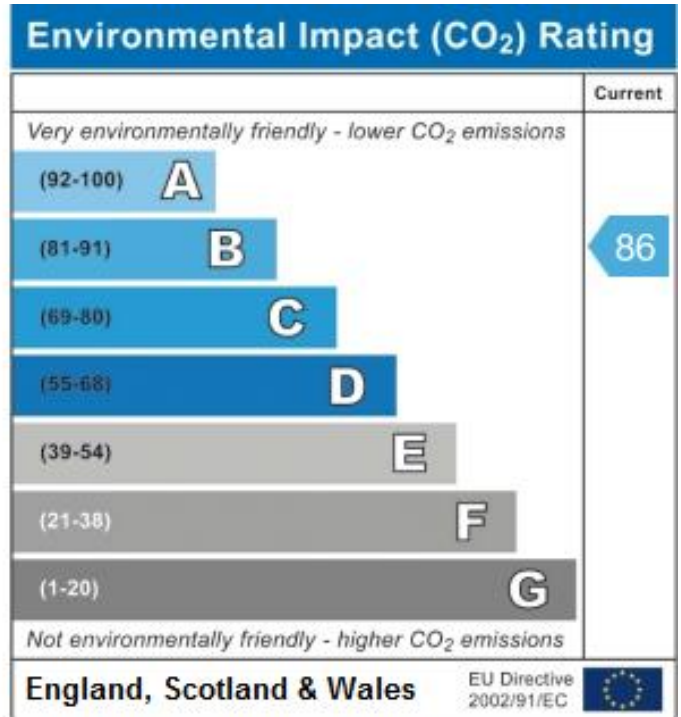
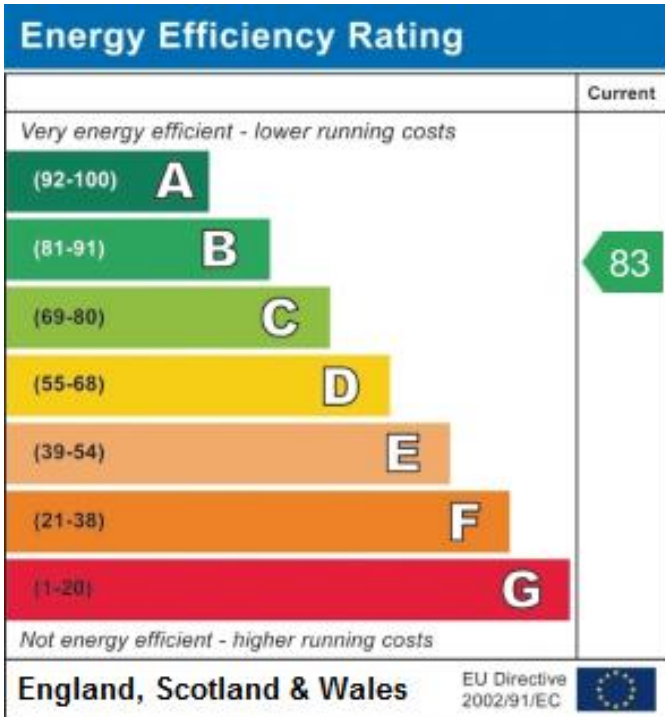
The property will be insulated to a high standard throughout to meet current building regulations.

### **Warranty**

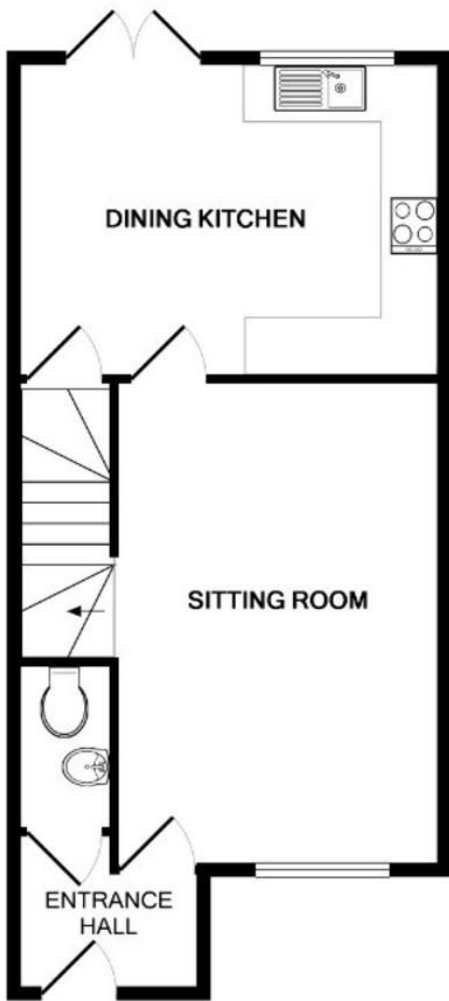
The property is sold with a ten year LABC guarantee.

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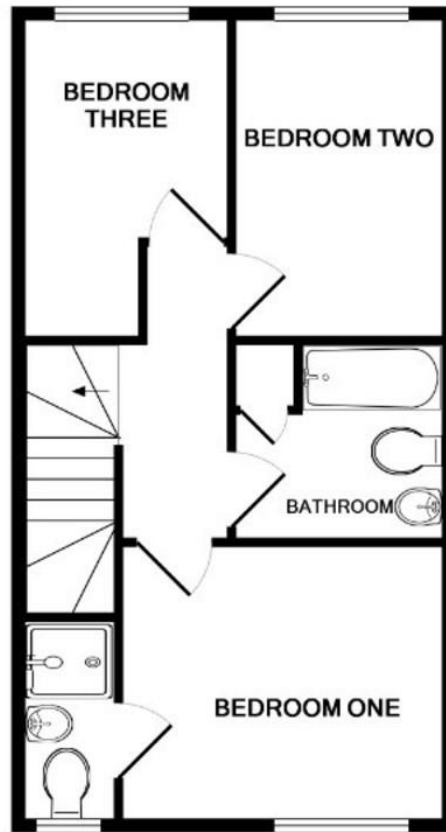
PREDICTED ENERGY PERFORMANCE



FLOOR PLAN



GROUND FLOOR

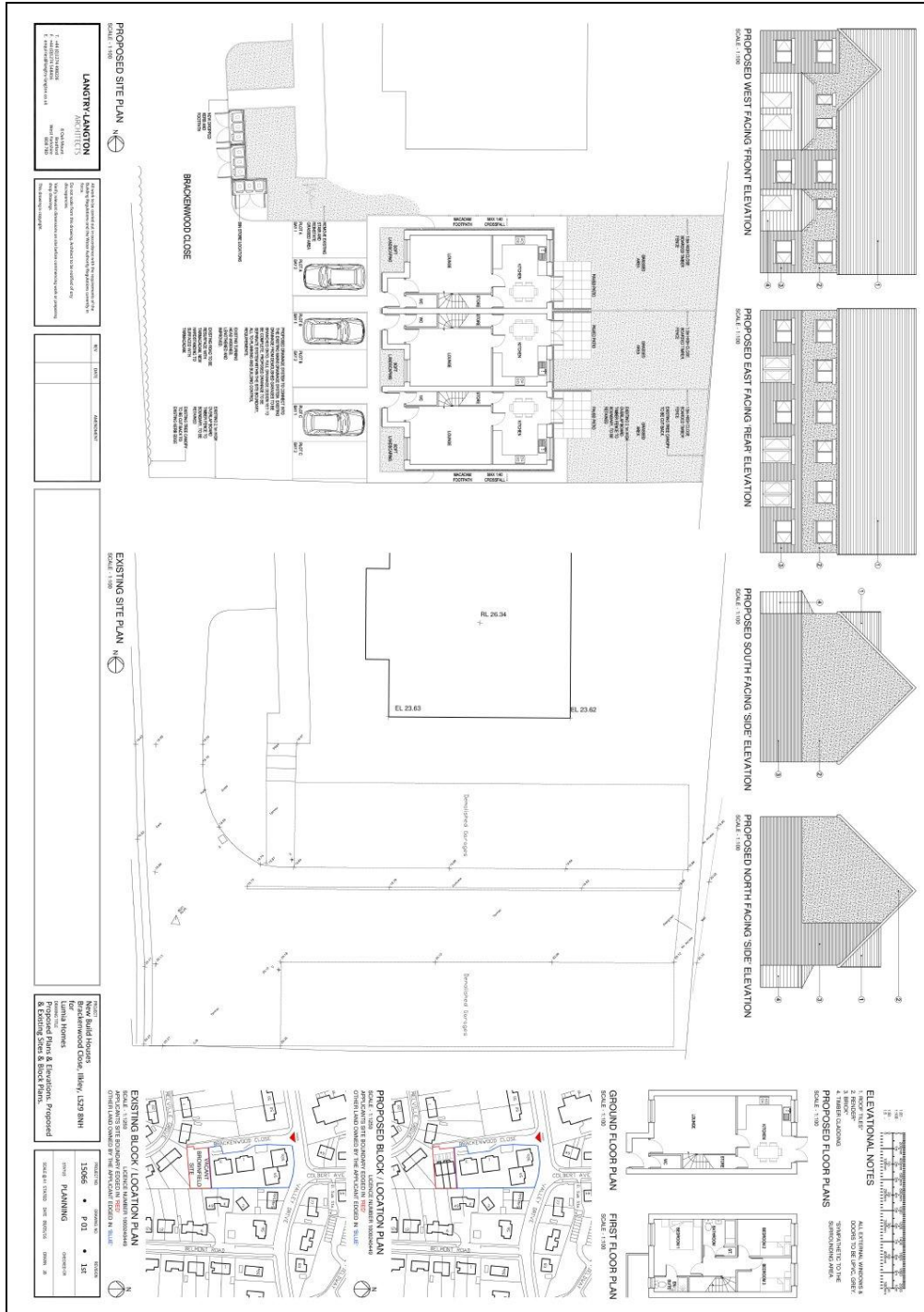


FIRST FLOOR

**Plot C Brackenwood Mews**

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.  
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SITE PLAN



These particulars are intended only to give a fair description of the property as a guide to buyers, accordingly (a) their accuracy is not guaranteed and neither Dale Eddison Estate Agents nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute any offer or contract of sale and (c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information on these particulars.