



**11 OAKLANDS**

Westwood Drive, Ilkley

**Carter Jonas**



## 11 OAKLANDS, WESTWOOD DRIVE, ILKLEY, LS29 9RE

Reception hall • Cloakroom • Sitting room • Dining room • Study • Family room • Breakfast kitchen • Utility room • Ground floor guest bedroom with an en suite shower room • First floor landing • Principal bedroom with an en suite shower room • 3 additional bedrooms • House bathroom • Extensive undereaves storage areas • Integral garage • Ample additional parking on drive • Lawned garden to the front with magnolia tree • Paved seating area adjoining the house to the rear • Beautiful woodland garden beyond with gravelled pathways

Oaklands is part of a small and little known cul-de-sac development, just off Westwood Drive, in a well established residential neighbourhood on the south western edge of Ilkley. The town centre is within just under a mile's walk and provides an excellent range of shops, restaurants, cafes, supermarkets, general amenities and a variety of sports clubs. In addition, the railway station provides regular services throughout the day and evening to Leeds and Bradford. Ilkley has an excellent range of schools for children of all ages including the highly regarded Grammar School which is within walking distance. The property enjoys nearby access onto the famous Ilkley Moor and surrounding countryside with some superb scenic walks literally on the doorstep.

11 Oaklands is an impressive detached property which was constructed in the 1990s. It provides well planned and well proportioned family accommodation including three reception rooms, study, breakfast kitchen, five bedrooms in total, two of which have en suite facilities together with a house bathroom.

Outside, the property is located to the head of this quiet and well looked after cul-de-sac and has an integral garage with additional parking on the driveway. There are lawned gardens to the front and side but the principal garden lies to the rear and is west facing.

**A MODERN DETACHED FAMILY HOUSE PROVIDING SPACIOUS AND WELL PLANNED 5 BEDROOM FAMILY ACCOMMODATION, WITH A GOOD SIZED WEST FACING GARDEN TO THE REAR INCLUDING AN AREA OF PROTECTED WOODLAND, OCCUPYING A LOVELY POSITION TOWARDS THE HEAD OF THIS LITTLE KNOWN CUL DE SAC, IN CLOSE PROXIMITY TO ILKLEY MOOR AND WITHIN WALKING DISTANCE OF THE GRAMMAR SCHOOL AND TOWN CENTRE.**





Adjoining the house is a sizeable paved seating area which overlooks the woodland garden, with gravelled pathways combining to create a fun and imaginative area for children to play in. Beyond, towards the western boundary is an area of protected woodland.

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** We are advised that all mains services are installed.

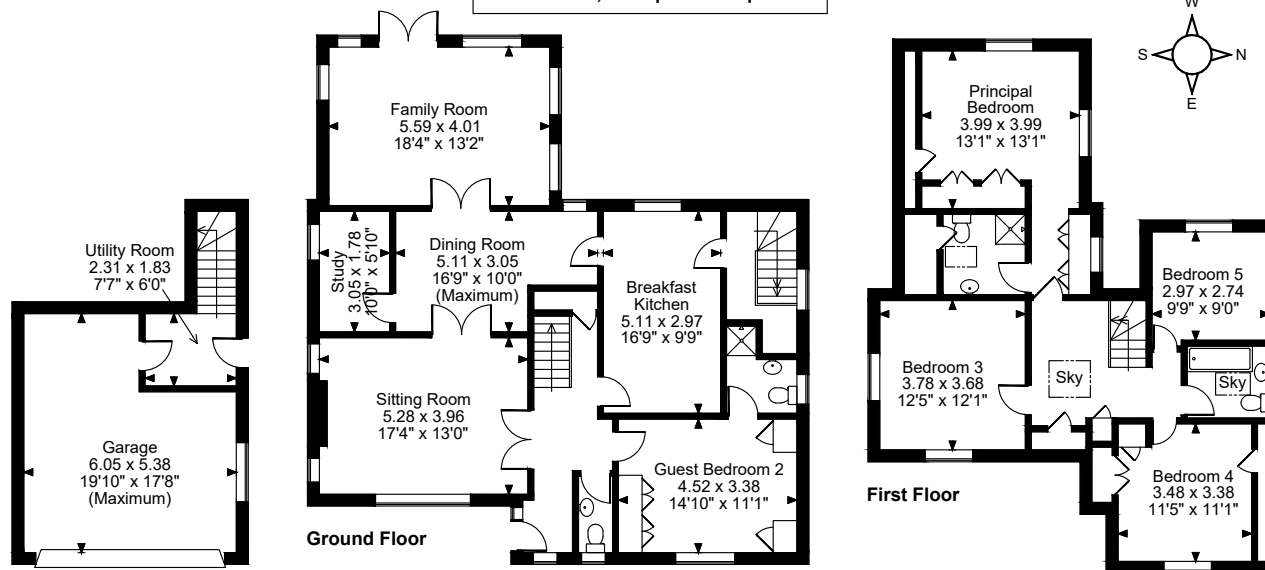
**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - LS29 9RE:** From the town centre proceed up Wells Road. Continue up the hill and across 2 cattle grids. After a short distance bear left onto Westwood Drive. The turning to Oaklands is on the right. Follow the road around to the left, continue straight on and Number 11 is in front of you, towards the head of the cul-de-sac.





**11, Oaklands, Ilkley**  
**Approximate Gross Internal Area**  
**Main House = 2,231 sq ft / 207 sq m**  
**Garage = 298 sq ft / 28 sq m**  
**Total = 2,529 sq ft / 235 sq m**



Lower Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668494/SS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.