



27 Grange Estate | Ilkley | LS29 8NW

£550,000

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27 Grange Estate | Ilkley | LS29 8NW £550,000

A well-presented four-bedroom detached family home situated on a corner plot on the Grange Estate in Ilkley. The property offers flexible accommodation with two double bedrooms and a single bedroom upstairs, plus a versatile fourth bedroom/reception room on the ground floor. There is also a smart family bathroom and a large loft providing excellent storage.

To the front, there is a driveway providing parking for two cars. To the rear is a south-facing garden with lawn, decking and patio. A separate outdoor studio/home office with power, lighting and Wi-Fi provides an excellent additional space for working from home. The property is ideally placed within walking distance of Ilkley town centre, railway station and local schools.

- Detached 4-Bedroom Home • South-Facing Garden
- Outdoor Home Office/Studio • Driveway for Two Cars
- Cul-De-Sac Location

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

With entrance via a part-glazed Upvc door and panel to the front, the hall has Oak engineered floor throughout and a useful understairs cupboard.

Kitchen

16'08 x 8'01 (max) (5.08m x 2.46m (max))

Comprising a range of high gloss wall and base cabinet's with coordinating wood effect worktops, a tiled splashback and stainless steel sink and drainer. Appliances include an oven and a 4-ring ceramic hob with stainless steel extractor fan over. There is also space for a fridge freezer, plumbing for a washing machine, space for a dryer and a cupboard housing the boiler. The kitchen is flooded with natural light from a glazed door to the hallway, a large window to the rear with views of Ilkley moor, and a window and part glazed door to the side elevation. Luxury vinyl tiled flooring completes the room.



A well-presented four-bedroom detached family home situated on a corner plot on the Grange Estate in Ilkley.



Sitting/Dining Room

21'7 x 11'10 (max) (6.58m x 3.61m (max))

This room has been perfectly zoned to create a useful living space. To one side is a carpeted sitting room, with a wood burning stove set on a slate hearth and a window to the front fitted with plantation shutters. Then, the dining space has wood laminate effect flooring and a window to the rear.

Bedroom/Reception Room

15'02 x 7'08 (4.62m x 2.34m)

A versatile room, which could be used as a further double bedroom or extra reception room. There is a window to the front elevation fitted with plantation shutters, a window to the side and a loft hatch.

FIRST FLOOR

Landing

With a useful walk-in cupboard and an additional shelved airing cupboard.

Bedroom

11'03 x 10'0 (3.43m x 3.05m)

A good sized double bedroom, with a window to the rear elevation fitted with plantation shutters. There is also a permanent ladder to access the loft space.

Loft

21'06 x 8'11 (6.55m x 2.72m)

Providing an excellent additional storage space, the loft is fully boarded, has spotlights and a window to the rear.

Bedroom

12'1 x 10'1 (3.68m x 3.07m)

Another ample double bedroom, with a window to the front elevation fitted with plantation shutters.

Bedroom

10'02 x 7'08 (max) (3.10m x 2.34m (max))

A single bedroom, with a built in wardrobe and a window to the front elevation fitted with plantation shutters.

Bathroom

10'11 x 5'04 (3.33m x 1.63m)

This stylish family bathroom comprises a walk-in rainfall shower with glass screen and separate attachment, bath with central taps and tiling to the panel, which seamlessly continues around the room at a half-height level. There is also a WC, heated towel rail, two recessed shelves, spotlights, extractor fan and porcelain basin set upon a wooden cabinet. Non-slip flooring, a window to the rear and a pocket sliding door complete the room.

OUTSIDE

Rear Garden

This south-facing garden is partially lawned, with Indian stone flag patio down the side, and a paved patio at the rear which continues to the other side of the property, providing space for a useful bin storage and garden shed. The garden also features a pergola and decked area, perfect for outdoor enjoyment and entertainment. The garden is fully secure, with gated access and enclosed by a fence.



Studio/Home Office

15'05 (max) x 9'09 (max) (4.70m (max) x 2.97m (max))

This purpose built studio provides an additional versatile space. Fitted with Wi-Fi, power and lighting, the studio has a built in desk/work bench, laminate wood flooring and two windows.

Front Garden

The front of the property has two lawned gardens, enclosed by a fence and laurel hedging.

Driveway

A tarmacadam drive provided off-street parking for two vehicles.

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. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

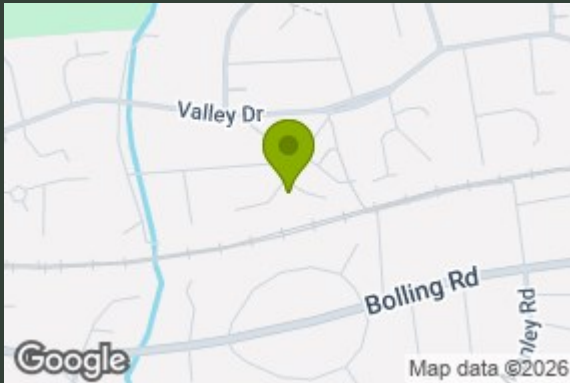
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



A versatile outdoor studio with power and Wi-Fi, creates an ideal home office or creative space.





GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



FIRST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m) approx. Inc Home Office

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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