



Wyvil Crescent | | Ilkley | LS29 8ND

Asking price £295,000

**TW** TRANMER  
WHITE  
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19 Wyvil Crescent |  
Ilkley | LS29 8ND  
Asking price £295,000

A traditional semi detached house offering well proportioned three bedroomed accommodation and standing on a particularly generous level plot with a large west facing rear garden and obvious potential to extend. The property incorporates a welcoming hallway, a sitting room and fitted kitchen on the ground floor whilst at first floor level there are three bedrooms, a bathroom and a separate wc, In addition to the large garden there is a single garage and ample off road parking in the drive.

- Traditional Semi Detached House
- Potential To Extend
- Fitted Kitchen
- Bathroom & Separate WC
- Council Tax Band B
- Large West Facing Rear Garden
- Sitting Room
- 3 Bedrooms
- Single Garage
- EPC Rating D

#### GROUND FLOOR

##### Reception Hall

10'6" x 4'6" (3.20m x 1.37m)

With a double glazed entrance door and a moulded ceiling cornice.

##### Sitting Room

18'0" x 11'0" (5.49m x 3.35m)

With a fireplace having a wooden surround and housing an electric fire. Moulded ceiling cornice. Glazed double doors to the west facing rear garden.

##### Kitchen

13'6" x 10'3" (4.11m x 3.12m)

Fitted with a range of base and wall units, coordinating work surfaces and tiled surround and an inset sink unit. Electric oven and hob and a fitted fridge and freezer. Plumbing for both a dishwasher and washing machine. Understairs cupboard. Moulded ceiling cornice. Door to the side of the property.

#### FIRST FLOOR

##### Landing

Leading to:



A traditional semi detached house offering well proportions three bed roomed accommodation and standing on a particularly generous level plot with a large west facing rear garden and obvious potential to extend.



### Bedroom

10'4" x 10'2" (3.15m x 3.10m)

With a moulded ceiling cornice.

### Bedroom

11'0" x 10'2" (3.35m x 3.10m)

With a moulded ceiling cornice.

### Bedroom

8'2" x 7'6" (2.49m x 2.29m)

With a moulded ceiling cornice.

### Bathroom

With a white suite comprising a panelled bath with a shower over, pedestal wash basin and a low suite wc. Part wall tiling. There is also an additional adjoining separate low suite wc.

### OUTSIDE

#### Single Garage

With an up and over door.

#### Gardens

To the front of the property is a gravelled garden area and an extensive provision of off road parking in the driveway.

To the rear of the house is a large and level lawned garden enjoying a westerly aspect.

Garden shed.

### Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

### Council Tax

City of Bradford Metropolitan District Council Tax Band B

### 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.

### 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>

### 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.



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GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.

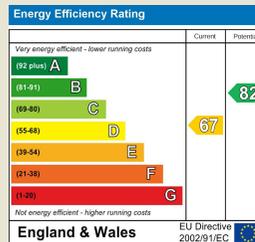


FIRST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

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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