



Bolling Road | Ilkley | LS29 8QD

£775,000

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# 48 Bolling Road | Ilkley | LS29 8QD £775,000

A distinguished 1920s detached residence, occupying a generous and enviable plot within a prime location, just a short and level walk from the heart of Ilkley.

Opportunities of this calibre are seldom available, with the property enjoying gardens to all four aspects and offering exceptional scope for sympathetic renovation and enhancement. This substantial family home presents a rare chance to create a truly impressive residence tailored to modern living.

The well-proportioned accommodation briefly comprises an entrance porch leading to a welcoming central hallway, three elegant reception rooms, a spacious dining kitchen with adjoining pantry, cloakroom and a separate utility room. To the first floor are five generously sized bedrooms, including a principal bedroom with en-suite shower room, complemented by a well-appointed house bathroom.

Externally, the property benefits from ample off-street parking, a double garage and wrap-around gardens, further enhancing the sense of space and privacy.

- 1920s Spacious detached property
- Five bedrooms
- Level walk to the centre of Ilkley
- Prime location
- Three reception rooms
- Corner plot position
- Renovation project

## GROUND FLOOR

### Entrance porch

With a timber and glazed door leading to the entrance hall.

### Central Hallway

14'05 x 6'05 (4.39m x 1.96m)

### Cloakroom

Having a window to the rear elevation, WC and wash basin.

### Sitting Room

16'05 x 14'05 (5.00m x 4.39m)

With windows to both the front and side elevations. A fireplace with a wooden surround, marble inset, hearth and a living flame gas fire.

### Family Room

16'05 x 12'04 (5.00m x 3.76m)

With a window to the front elevation, an open fire with a wooden surround, tiled inset and hearth.



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### Study

11'11 max x 11'10 (3.63m max x 3.61m)

Having a window to the side elevation and built in shelving.

### Dining Kitchen

17'05 x 12'0 max and 10'0 min (5.31m x 3.66m max and 3.05m min)

Having a range of wall and base cabinets with coordinating work tops and tiling to the splash backs. One and a half bowl stainless steel sink unit, plumbing for a dishwasher, integrated oven with a four ring gas hob. Window to both the rear and side elevations.

### Pantry

Walk in pantry area with a window to the rear elevation and shelving.

### Utility Room

13'07 x 8'11 (4.14m x 2.72m)

With a range of base cabinetry, coordinating work stops and a porcelain sink. There are windows to both the rear and side elevations. Glazed door to the side entrance. Wall mounted Worcester boiler.

Cloaks cupboard and coat hooks. Plumbing for a washing machine. Tile effect floor covering.

### FIRST FLOOR

#### Bedroom One

14'15 x 13'5 (4.27m x 4.09m)

With a window to the front elevation, built in wardrobes and cupboards.

#### Ensuite Shower Room

Comprising a shower cubicle, vanity unit, tiling to the floor and splash areas. Heated towel rail and extractor fan.

#### Bedroom Two

16'6 x 12'5 (5.03m x 3.78m)

With two windows to the front elevation, pedestal wash basin and decorative fireplace.

#### Bedroom Three

12'0 max x 11'11 (3.66m max x 3.63m)

With a window to the side elevation and a built in cupboard.

#### Bedroom Four

10'7 x 6'5 (3.23m x 1.96m)

A window to the rear elevation.

#### Bedroom Five

11'11 x 10'5 (3.63m x 3.18m)

With a window to the side elevation, built in cupboards and access to further eaves storage.



### Bathroom

9'0 x 8'8 (2.74m x 2.64m)

Comprising a bath, double shower cubicle, vanity unit, airing cupboard, WC, and a heated towel rail. Two window to the rear elevation, spotlights and LVT flooring.

### OUTSIDE

#### Double Garage

17'1 x 16'2 (5.21m x 4.93m)

With two up and over doors.

#### Gardens

Access via a gated entrance off Bolling Road there is a tarmacadam drive providing parking to the side of the property and leading to the double garage. There are wrap around gardens providing extensive lawned areas, raised beds and established hedging and fences.

#### Council Tax

City of Bradford Metropolitan District Council Tax Band

#### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

#### Please Note

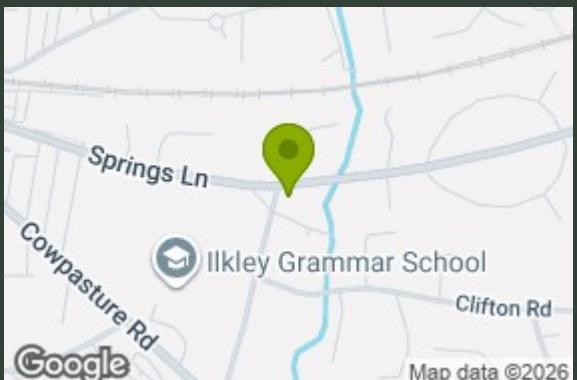
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#### Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.



Externally, the property benefits from ample off-street parking, a double garage and wrap-around gardens, further enhancing the sense of space and privacy.



GROUND FLOOR  
1080 sq.ft. (100.4 sq.m.) approx.

FIRST FLOOR  
982 sq.ft. (91.2 sq.m.) approx.

TOTAL FLOOR AREA : 2062 sq.ft. (191.6 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 condition or working order can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	
(35-54)	E	65
(21-35)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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