



Leeds Road | | Ilkley | LS29 8JX

£450,000

TW | **TRANMER
WHITE**
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Key features

- Stone built period property
- Four floors of accommodation
- Two reception rooms
- Four bedrooms
- En-suite shower room
- Tastefully presented throughout
- Wonderful views of the Cow & Calf Rocks.

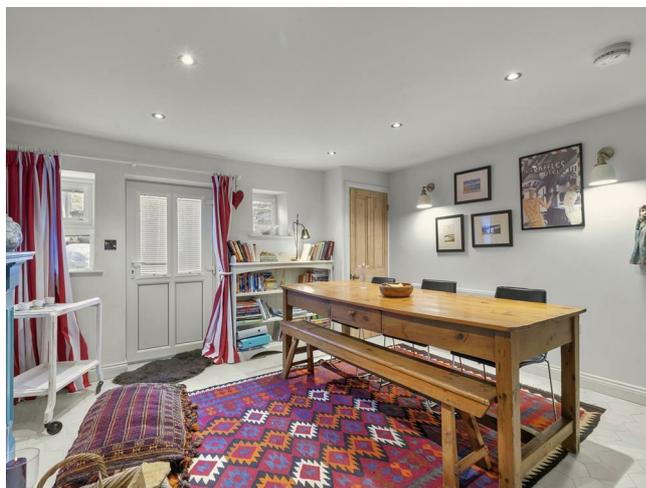
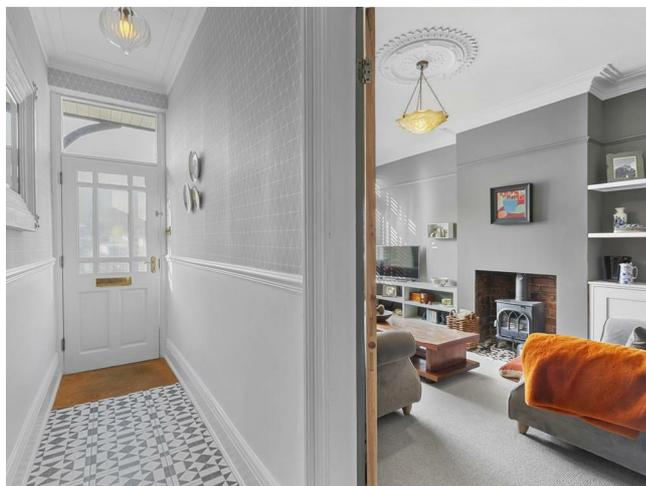
Description

An attractive and beautifully presented four-bedroom inner terraced home, enjoying delightful views towards the iconic Cow & Calf Rocks. Ideally situated on the outskirts of Ilkley, the property is within comfortable walking distance of the train station, offering excellent connectivity while retaining a peaceful setting.

Deceptively spacious throughout, this impressive home offers a wonderful blend of character and practicality. The accommodation briefly comprises a welcoming entrance hallway, a charming sitting room, and a stylish dining kitchen designed for modern living. A versatile dining room/family room provides additional space for entertaining or relaxing, while a useful cellar offers further storage.

To the upper floors, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower facilities, alongside a contemporary family bathroom.

Externally, the property benefits from enclosed gardens to both the front and rear, creating ideal spaces for outdoor enjoyment and entertaining.



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GROUND FLOOR

Entrance hallway

A wooden and glazed entrance door opening onto the entrance hall. Ceramic tiled floor with a recess coir matt. High ceilings and decorative cornice.

Sitting Room

15'0 x 11'5

Having a bay window to the front elevation with fitted plantation shutters, fitted cupboards and shelves to the recesses, fireplace with log burner and tiled hearth. Cornice to the ceiling

Dining Kitchen

15'01 x 14'06

A stylish dining kitchen by Adams Tebb comprising a range of shaker style wall and base units with granite work tops, Belfast sink and tiled splash backs. An integrated dishwasher and Smeg range cooker. A window to the rear elevation with plantation shutters and a door to the rear elevation. Washed Oak effect laminate flooring and a dado rail.

LOWER GROUND FLOOR

Dining Room/ Family Room

13'11 x 13'09

With a upvc door and two windows to the rear elevation. Useful cupboard with plumbing for a washing machine and space for a second fridge. Built in cupboard to the recess. Fireplace with an electric point. Understairs cupboard. Spotlights to the ceiling.

Cellar

14'4 x 9'05

Useful storage space with restricted head height.

FIRST FLOOR

Bedroom One

14'11 x 12'3

With a window to the front elevation and fitted plantation shutters. Exposed floorboards, cornice to the ceiling and a dado rail. Built in wardrobes.

Bedroom Four

9'04 x 7'05

With a window to the rear elevation and a dado rail.

Bathroom

9'03 x 7'0

A luxury period style bathroom comprising a claw foot bath, concealed unit WC, vanity sink unit, shower cubicle and a period style radiator with heated towel rail. A window to the rear elevation with fitted plantation shutters. Part paneled walls and a tiled floor area.

SECOND FLOOR





**Bedroom Two**

13'07 x 12'06

A window to the front elevation with a built in window seat providing a wonderful place to enjoy the views towards the Cow and Calf Rocks. Built in wardrobes and a Velux window to the ceiling.

Bedroom Three

11'09 x 9'04

With a dormer window to the rear elevation.

Ensuite Shower Room

12'06 x 4'01

Comprising shower, vanity sink unit, WC, period style radiator with heated towel rail over and tiling to the floor and splash areas. Spotlights to the ceiling and an extractor fan. Window to the rear elevation.

Gardens

To the front of the property there is an enclosed garden with a path leading to the front door. To the rear there is an enclosed garden with gated access, an easy maintenance garden with gravel and stone flags. Mature climbing plants and borders. Steps leading to the basement area.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band D.

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.

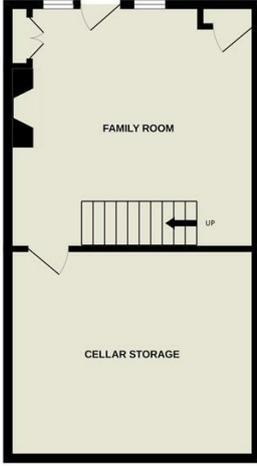
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Mobile Signal/Coverage

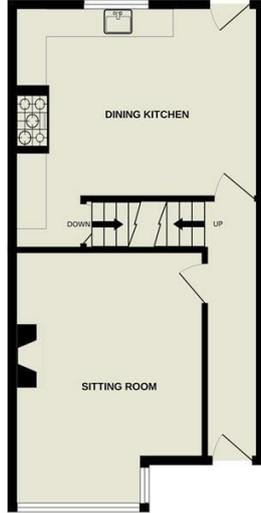
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Floor plans

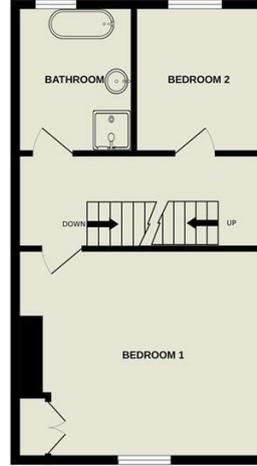
LOWER GROUND FLOOR
431 sq. ft. (40.0 sq.m.) approx.



GROUND FLOOR
451 sq. ft. (41.9 sq.m.) approx.



FIRST FLOOR
431 sq. ft. (40.0 sq.m.) approx.

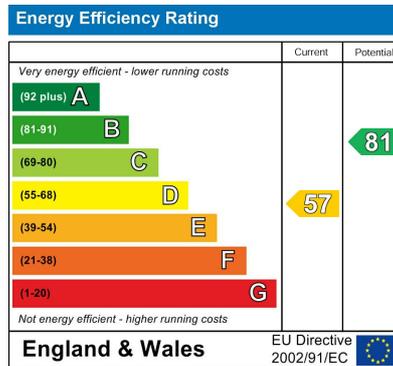


SECOND FLOOR
392 sq. ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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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