



Gilstead Way | Middleton | Ilkley | LS29 0AE

Asking price £1,025,000

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Trusted Estate Agents

2 Gilstead Way | Middleton

Ilkley | LS29 0AE

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An impressive detached family home offering generously proportioned accommodation, standing within sizeable and private level grounds and located in a particularly popular neighbourhood close to nearby riverside walks and a comfortable stroll of Ilkley town centre. The property incorporates a welcoming hallway with a cloakroom, a sitting room, sun room, dining room, study and a fitted kitchen with a utility room on the ground floor. The first floor provides a master bedroom with en suite facilities, three further bedrooms and a bathroom. There is a double garage and a generous provision of additional off road parking.

- Handsome Detached Family Home
- Secluded Yet Convenient Location
- Large Level Garden
- Double Garage & Off Road Parking

GROUND FLOOR

Covered Entrance

Leading to:

Central Reception Hall

14'6" x 9'4" (4.42m x 2.84m)

With a modern panelled entrance door, cloaks cupboard, under stairs store cupboard and a moulded ceiling cornice.

Cloakroom

With a low suite wc and a pedestal wash basin.

Through Sitting Room

22'3" x 13'0" (6.78m x 3.96m)

With windows to three sides including French windows leading onto the rear garden. Marble hearth with a fitted gas fire. 3 wall light points and a moulded ceiling cornice.



An impressive detached family home offering generously proportioned accommodation, standing within sizeable and private level grounds and located in a particularly popular neighbourhood close to nearby riverside walks and a comfortable stroll of Ilkley town centre.



Sun Room

10'6" x 9'6" (3.20m x 2.90m)

With recessed spotlights and glazed double doors leading to the garden.

Dining Room

14'4" x 12'10" (4.37m x 3.91m)

Approached from the hall via a pair of glazed multi paned doors. Dado rail and a moulded ceiling cornice.

Snug/Study

11'9" x 8'6" (3.58m x 2.59m)

With a marble interior fireplace having a wooden surround and housing a fitted gas fire. Fitted bookshelves and a moulded ceiling cornice. Door to rear garden.

Dining Kitchen

12'6" x 10'6" (3.81m x 3.20m)

With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Electric double oven and gas hob with a filter hood over. Recessed spotlight.

Utility Room

9'2" x 8'4" (2.79m x 2.54m)

With a stainless steel sink unit and a wall mounted gas central heating boiler. Plumbing for an automatic washer and space for a dryer. Fitted cupboards. A door gives internal access to the garage. Further door to the side of the property.

FIRST FLOOR

Landing

With a store cupboard and a moulded ceiling cornice.

Principal Bedroom

15'2" x 12'10" (4.62m x 3.91m)

Plus entrance lobby area. Range of fitted furniture including wardrobes, drawers and a dressing table. Windows to three sides.

En Suite Bathroom

With a modern white suite comprising a panelled bath, pedestal wash basin, low suite wc and a tiled shower cubicle. Recessed spotlights. Heated towel rail.

Bedroom

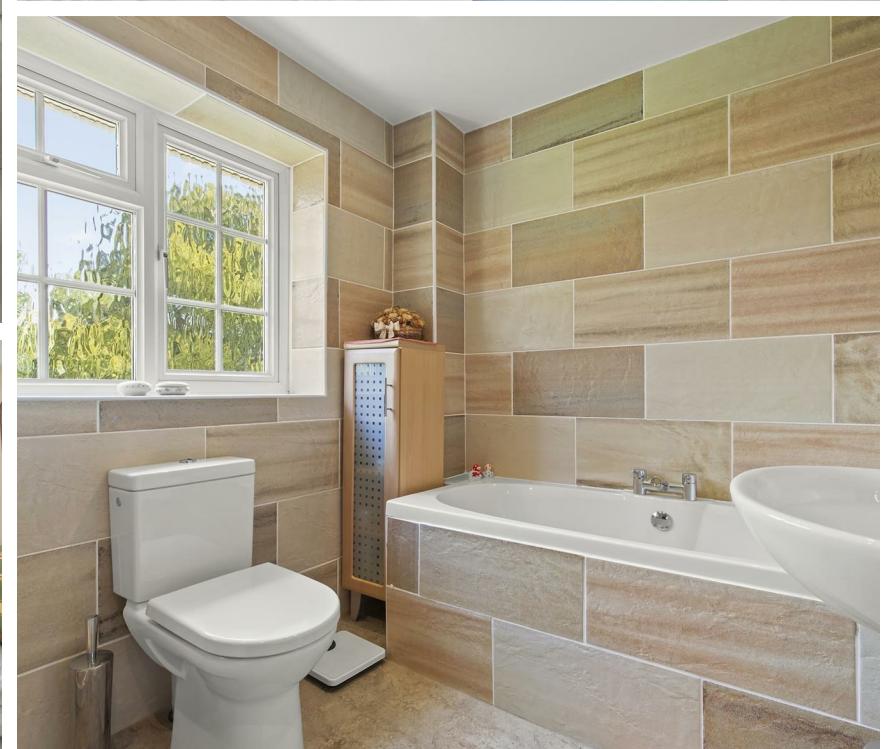
13'0" x 7'4" (3.96m x 2.24m)

With fitted wardrobes and a moulded ceiling cornice.

Bedroom

9'3" x 8'0" (2.82m x 2.44m)

With fitted wardrobes and a dressing table.



Bedroom

12'10" x 11'0" (3.91m x 3.35m)

With windows to two sides.

House Bathroom

With a modern white suite comprising a panelled bath, shower cubicle, pedestal wash basin and a low suite wc. Heated towel rail.

OUTSIDE

Double Garage

18'0" x 16'6" (5.49m x 5.03m)

With an electrically operated up and over door.

There is additional off road parking in the tarmacadam driveway.

Garden

The property stands on a particularly generous level plot, with principally lawned gardens to three sides, well screened by mature hedging and including a secluded stone sun terrace.

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>

Please Note

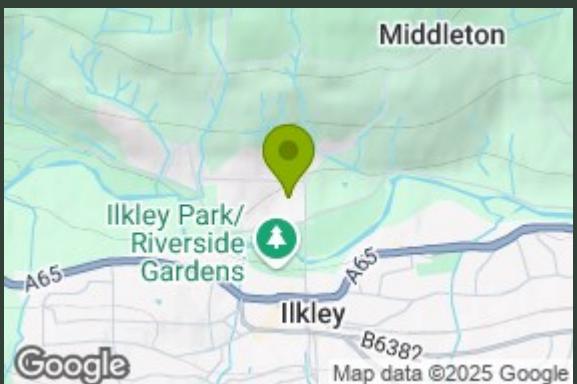
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(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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