



Rowany Gardens | Ilkley | LS29 8FD

Guide price £695,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

# Rowany Gardens | Ilkley | LS29 8FD Guide price £695,000

Rowany Gardens is an attractive four bedroomed stone built semi-detached property in the heart of Ben Rhydding, beautifully positioned at the head of a private leafy drive. The property enjoys an elevated position set amongst private gardens and protected mature trees offering well planned accommodation presented to a high standard. The property is ideally located within walking distance of excellent schools, Ben Rhydding shops and train station, Ilkley town centre and Ilkley moor.

The property welcomes you with an inviting entrance hall, providing access to the integral garage, a useful utility room, and a well-appointed downstairs cloakroom. The heart of the home is the impressive open-plan living kitchen—bright, spacious, and thoughtfully designed—perfect for both everyday living and entertaining.

Upstairs, the property boasts four generously sized double bedrooms, all beautifully proportioned. Three bathrooms offer both comfort and convenience for family living or guests.

Externally, the home continues to impress with driveway parking to the front and a delightful garden that wraps around the side, front and rear—ideal for relaxing, outdoor dining, or enjoying the peaceful surroundings. Additional allocated parking is also available.

- Stone built semi-detached property
- Modern fixtures and fittings
- Open plan living kitchen and first floor living room
- Four double bedrooms
- Integral garage
- Gardens wrapping around the side and rear
- Quiet leafy location
- Burglar Alarm
- Hive remote controlled central heating

## GROUND FLOOR

### Entrance Hall

A timber and glazed door gives access to a welcoming hallway, with built in shoe cupboards, bench seat and coat hooks. Engineered Oak flooring and spotlights to the ceiling. A window to the side elevation.

### Cloakroom

Modern cabinetry houses a concealed unit WC and wash basin, tiled splash areas and Engineered Oak flooring. A cupboard neatly houses the boiler.

### Integral Garage

17'04 x 12'3 (5.28m x 3.73m)

With an electronically operated up and over garage door, four level shelving and full-length wall storage. Power and lights. Gives access to;



Enjoying an elevated position, this charming home offers a wonderful sense of seclusion while still being conveniently located.



### Utility Room

7'03 x 5'0 (2.21m x 1.52m)

Fitted with a range of base cabinetry complemented by coordinating worktops and a recessed circular basin. There is plumbing for a washing machine and space for a tumble dryer. A useful cupboard houses the cylinder. The room is finished with a tiled floor and inset spotlights to the ceiling.

### Open Plan Living Kitchen

18'06 x 17'01 (5.64m x 5.21m)

A light and bright open-plan space offering ample room for dining and cooking, and with a relaxed seating area. The kitchen is fitted with a range of cream shaker-style wall and base units, complemented by granite worktops and matching upstands together with an inset one-and-a-half sink unit with a Quooker instant hot water tap. A comprehensive selection of integrated appliances includes a Siemens double oven, grill and microwave, a Bosch ceramic hob with Siemens extractor hood over, along with an integrated fridge, freezer, and dishwasher.

Additional features include a breakfast bar, full width bi-fold doors with full length electric blinds that open seamlessly onto the rear patio area and garden. Provision for wall-mounted TV, two Velux windows provide natural light to flood the space, ceiling spotlights, and a tiled floor, all contributing to a stylish and contemporary finish.

## FIRST FLOOR

### Landing

#### Sitting Room

17'01 x 12'11 (5.21m x 3.94m)

Featuring a set of French doors opening onto a contemporary glass Juliet balcony, this room enjoys pleasant views over the front garden. A striking open fireplace with a granite hearth and stove-style gas fire provides an attractive focal point, creating a warm and inviting atmosphere. Additional benefits include a window to the front elevation and ceiling spotlights, enhancing the sense of light and space.

#### Bedroom Three

13'11 x 8'08 (4.24m x 2.64m)

With a window to the rear elevation and spotlights to the ceiling.

#### Bedroom Four

10'05 x 8'01 (3.18m x 2.46m)

With a window to the rear elevation and spotlights to the ceiling.

#### Shower Room

10'10 x 4'05 (3.30m x 1.35m)

Comprising a double shower, WC, pedestal wash basin and shaver point and heated towel rail, tiled walls and floor. A window to the side elevation and spotlights to the ceiling.

## SECOND FLOOR





## Landing

A spacious landing area with a Velux window and spotlights to the ceiling. A range of built in storage cupboards.

## Bedroom One

13'10 x 11'03 (4.22m x 3.43m)

With a full height ceiling, spotlights, and walk in wardrobe together with a substantial under-eaves storage cupboard. Window to the rear elevation.

## Ensuite Shower Room

7'11 x 5'06 (2.41m x 1.68m)

Comprising a walk-in shower, heated towel rail and underfloor heating, concealed WC, and wash basin, illuminated and heated mirror. The room is fully tiled to both the walls and floor. Additional features include ceiling spotlights and a Velux window, allowing for excellent natural light and a bright, contemporary feel.

## Bedroom Two

12'11 x 11'11 (3.94m x 3.63m)

With a window to the front elevation and spotlights to the ceiling.

## Ensuite Bath/Shower Room

8'02 x 5'06 (2.49m x 1.68m)

Fitted with a suite comprising a bath, concealed, tiled-in unit housing a wash basin and WC. Heated towel rail and a Velux window, providing both practicality and natural light for a bright and comfortable bathroom space.

## OUTSIDE

### Gardens

To the front of the property, a number of steps lead up to a level lawned garden, bordered by a laurel hedge, providing both privacy and greenery. To the side, there is gated access leading to an additional lawned area and a paved pathway that continues to the rear garden. Security floodlights are positioned to both the front and side of the property.

To the rear, the property features a paved patio area with infrared heater, ideal for outdoor seating and entertaining. There are steps rising to a further lawned section. This garden also includes a raised deck, mature and well-stocked planted borders, and is enclosed by mature laurel hedging and secure fencing, creating a private and well-established outdoor setting. There is a water supply to both the front and rear.

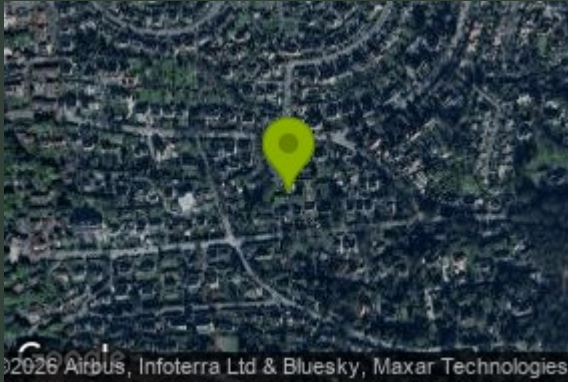
### Driveway and extra parking

A block-paved driveway provides off-road parking and leads to the garage. There is also additional parking available at the top of the private tarmacadam drive.



Externally, the home continues to impress with driveway parking to the front and a delightful garden that wraps around the front, side and rear —ideal for relaxing, outdoor dining, or enjoying the peaceful surroundings.





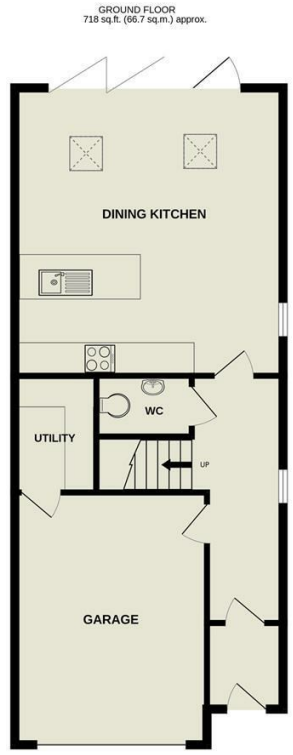
©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies



Google Map data ©2026



Google Map data ©2026



TOTAL FLOOR AREA: 1870 sq.ft. (173.7 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.  
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(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	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141  
ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>