



Erindale

Grove Road | Ilkley | LS29 9PF

Asking price £1,395,000

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Trusted Estate Agents

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Approached via electric gates and with ample off-street parking, this stunning Edwardian home boasts an outstanding amount living space that features a beautifully appointed living kitchen, sitting room, family room and a converted basement currently utilised as a cinema room. The upper two floors include five double bedrooms and three bathrooms.

Externally, this sensational home features a private South facing garden ideal for outdoor entertaining with two paved seating areas and a level lawn. The detached garage has been converted to create a home studio and gym.

- Peaceful Yet Central Location
- Abundance of Living Space
- Five Double Bedrooms & Three Bathrooms
- South Facing Garden
- Home Gym/Studio
- Converted Basement

With gas central heating, the accommodation comprises:

Ground Floor

Covered Entrance



There are precious few homes of this scale positioned so close to the town centre that include a generous South facing garden as well as a detached garage and off-street parking.



Reception Hall

15'9 x 8'0 (4.80m x 2.44m)

An inviting reception hall with underfloor heating and a chessboard floor, cloaks cupboard and a series of windows allowing for plenty of natural light.

Sitting Room

16'0 (into bay) x 14'9 (4.88m (into bay) x 4.50m)

Including a parquet floor, gas fire with tiled hearth and fitted cabinets and display shelving either side. A bay window offers an outlook over the rear garden.

Family Room

18'8 (into bay) x 14'9 (5.69m (into bay) x 4.50m)

Adjoining the dining kitchen and accessed via sliding doors. Featuring a dado rail, Aga wood burning stove on stone hearth, fitted cabinets and a bay window.

Living Kitchen

46'0 x 11'4 (14.02m x 3.45m)

An outstanding living kitchen big enough to accommodate a large family and with underfloor heating. Bespoke handmade kitchen comprising an extensive range of base and wall units with coordinating corian work surfaces. Appliances include a Falcon range cooker, Neff microwave, Miele dishwasher and a Miele double fridge, Miele double freezer and a Quooker tap. The living/dining area is flooded with natural light via a partially glazed ceiling and bi-folding doors leading out to the garden. The floor to ceiling windows include built-in blinds. The far end of the living/dining area includes a butlers pantry and a wine cooler. Fitted Sonos sound system.

Cloakroom

To the rear of the property is an entrance porch with fitted cloaks cupboards as well as an adjoining cloakroom with hand wash basin and w.c.

First Floor



Principle Bedroom

16'9 x 14'7 (5.11m x 4.45m)

A generous double bedroom featuring a range of fitted wardrobes, dressing table and drawers. Also including wood panelling and a bay window that offers a lovely Southerly aspect.

En Suite

8'0 x 6'7 (2.44m x 2.01m)

With underfloor heating and including a walk-in rainfall shower, handwash basin with granite topped vanity unit, w.c and a heated towel rail.

Bedroom

18'3 (into bay) x 15'0 (5.56m (into bay) x 4.57m)

A second large double bedroom with a range of fitted wardrobes, dressing table and recessed display shelves. A bay window provides an outlook over Grove Road.

Bathroom

13'1 x 11'6 (3.99m x 3.51m)

Spacious and comprising a bath, walk-in rainfall shower, hand wash basin, w.c, heated towel rail and a cast iron feature fireplace with tiled surround.

Landing

17'9 x 8'0 (5.41m x 2.44m)

A light and airy landing featuring a dado rail as well as a recessed store cupboard housing the water cylinder.

Second Floor

Landing

With a skylight plus velux window, exposed beams and fitted store cupboard.

Bedroom

14'10 x 14'4 (4.52m x 4.37m)

Featuring a fitted wardrobe, exposed beams, dormer window and velux window.



Bedroom

14'9 x 14'1 (4.50m x 4.29m)

Including a fitted wardrobe, cast iron feature fireplace, exposed beam and a window to the side elevation.

Bedroom

13'0 x 10'2 (3.96m x 3.10m)

A fifth double bedroom comprising a fitted wardrobe, cast iron feature fireplace and a dormer window to the rear elevation.

Bathroom

8'10 x 6'10 (2.69m x 2.08m)

With a bath, walk-in rainfall shower, hand wash basin and w.c.

Basement

Cinema Room

15'2 x 12'1 (4.62m x 3.68m)

A thoughtfully designed living space large enough to function in a number of different ways.

Laundry

9'11 x 9'6 (3.02m x 2.90m)

With base and wall units plus granite worktop, plumbing for a washing machine, space for a dryer, fitted store cupboards and hanging space.

Outside

Gym/Studio

19'10 x 10'8 (6.05m x 3.25m)

Accessed either via bi-folding doors to the side or twin timber doors to the front. This highly versatile space is currently configured as a home gym and studio/office. To the rear is a useful lockable bike store.

Rear Garden

A beautifully maintained, mature garden featuring a level lawn and a substantial paved seating area covered by a retractable awning. An upper paved seating area is also covered by pergola.



Driveway

Approached via electric gates, the resin driveway provides ample off-street parking and includes an EV charging point.

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.

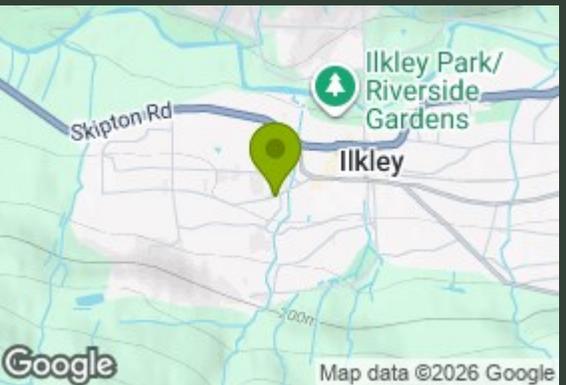


Erindale represents an opportunity to acquire a substantial period property that offers modern family-appropriate accommodation whilst retaining much of its original character and charm.





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Total Area: 317.5 m² ... 3418 ft²
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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