



Parish Ghyll Lane | | Ilkley | LS29 9QP

£825,000

TW **TRANMER
WHITE**
Trusted Estate Agents

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Situated a short distance from Ilkley town centre, this delightful detached house offers a perfect blend of comfort and modern living. With a potential for four bedrooms, three bathrooms, a well-appointed kitchen and a large reception room spanning the whole width of the house. This property is ideal for a purchaser who is seeking extra space. The property includes parking for three vehicles and an integral garage, which features a useful utility area and a stilts lift to the first floor, making this property equally suited for a buyer who is looking for easier access to the first floor. The south-facing rear garden is a true highlight, well-stocked with a variety of plants and flowers, creating a serene outdoor space to enjoy throughout the seasons. Whether you wish to bask in the sun or host a summer barbecue, this garden is sure to impress.

- Sought After Residential Area • Versatile Living Space
- South Facing Rear Garden • Generously Proportioned 3/4 Bedroomed Accommodation
- Integral Garage with a stilts lift • Well-appointed kitchen
- Three bathrooms and a downstairs WC

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with a solid oak door and side panels. Ceramic tiled floor.

CLOAKROOM

A range of units housing the wash basin and w.c. Tiled floor and extractor fan.

SITTING ROOM/BEDROOM

18'6" x 10'3" (5.64m x 3.12m)

Double doors giving access to this light and airy sitting room/bedroom which has a full height ceiling with velux windows and floor to ceiling windows to the front elevation allowing natural light to flow through. Engineered oak flooring.

LIVING ROOM/BEDROOM

13'1" x 8'9" (3.99m x 2.67m)

Accessed via the sitting room/bedroom with a window to the front elevation.

EN-SUITE SHOWER ROOM

9'6" x 4'3" (2.90m x 1.30m)

Fitted with a suite comprising a double shower, pedestal wash basin and w.c. Heated towel rail. Tiled walls and floor. Cupboard housing the worcester boiler. Extractor fan and spotlights.



An interesting 3/4 bedroomed detached property location in a sought after residential area with a mature south facing rear garden.



INTEGRAL GARAGE/UTILITY AREA

21'11" x 18'11" (6.68m x 5.77m)

Utility area with a range of base and wall units, inset sink unit with coordinating work surfaces and plumbing for a washing machine. Two roller shutter doors. Stiltz lift. Understairs cupboard.

STAIRS TO THE FIRST FLOOR

LANDING

Lift entry point. Window to the side elevation. Store and airing cupboards. Access to the roof void.

BATHROOM

8'10" x 5'02" (2.69m x 1.57m)

Fitted with a suite comprising cupboards and drawers with an inset washbasin and w.c. and bath with shower over. Heated towel rail. Part tiled walls and tiled floor.

BEDROOM/RECEPTION ROOM

11'11" x 11' (3.63m x 3.35m)

With patio doors and windows to the rear elevation.

BEDROOM

17'4" x 12'2" maximum (5.28m x 3.71m maximum)

Window to the front elevation. Spotlights.

EN-SUITE SHOWER ROOM

8'9" x 5'10" (2.67m x 1.78m)

Fitted with a suite comprising a double walk-in shower, vanity unit with washbasin and w.c. Heated towel rail. Tiled floor and splash area. Spotlights and window to the side elevation.

BEDROOM

12'3" x 11' maximum (3.73m x 3.35m maximum)

With fitted wardrobes. Window to the rear elevation.

KITCHEN

14'1" x 8'11" (4.29m x 2.72m)

Fitted with a range of high gloss base and wall units, Quartz work surfaces and upstands incorporating a one and a half bowl sink unit. Integrated appliances include a Neff five ring gas hob with a Neff extractor hood over, Neff oven and grill, Neff dishwasher, fridge and freezer. Heated towel rail. Engineered oak flooring. Stable door to the side elevation.

OPEN PLAN SITTING AND DINING AREA

28'11" maximum x 16'1" (8.81m maximum x 4.90m)

A light and airy room with a composite fireplace and contemporary gas fire and hearth. Bifold doors to the rear garden and windows to the front and side elevations. Glass doors leading into the hallway.

OUTSIDE

DRIVEWAY

Providing off road parking for three cars. Bins store. Steps to the side leading to the kitchen door.

GARDEN

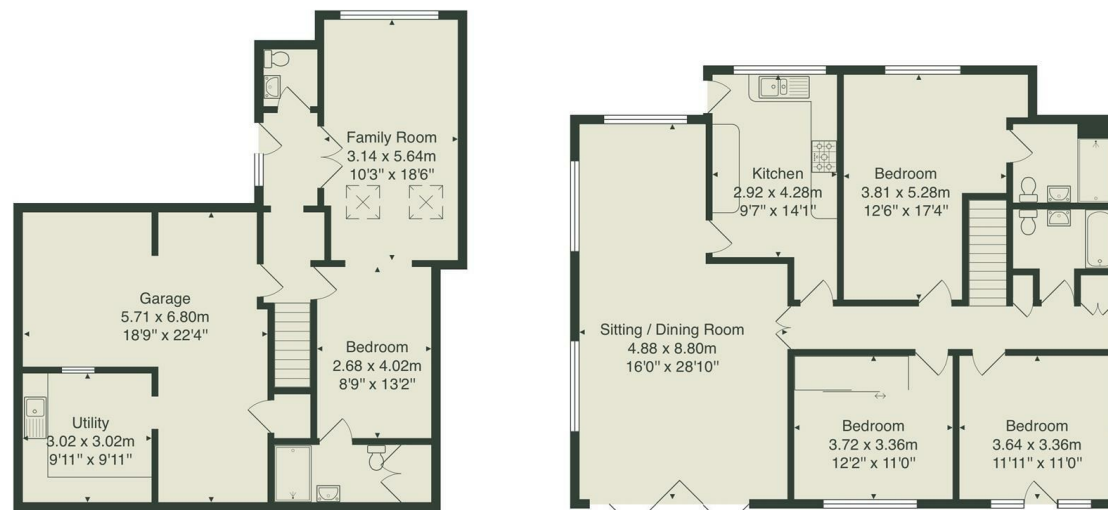
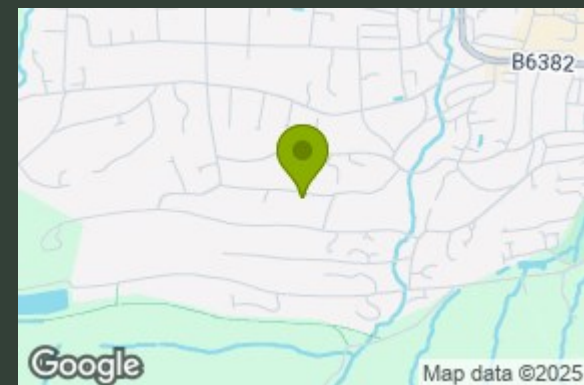
The property is set in a mature south facing garden with a paved patio area, potting and garden sheds. Well stocked borders, raised flower beds and summer house. Steps leading to the driveway.

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.

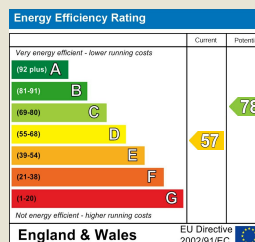
Please Note

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.



Total Area: 204.6 m² ... 2202 ft²

All measurements are approximate and for display purposes only.
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