



West Parade | Ilkley | LS29 8JL

£485,000

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West Parade |  
Ilkley | LS29 8JL  
£485,000

A super-smart and exceptionally well-planned extended property, offering a significantly improved footprint and immaculate, turnkey accommodation.

Now largely indistinguishable from its original layout, the property has been thoughtfully extended and remodelled to create a superb family home. Conveniently located just a short stroll from the town centre, standout features include the impressive open-plan living kitchen and the attractive south-facing gardens.

The accommodation briefly comprises an entrance porch leading into an inviting and spacious hallway, a utility room, and a generous open-plan living, dining, and kitchen area. There is also a shower room and a separate, comfortable sitting room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with a useful dressing area, together with a modern family bathroom.

Externally, the property enjoys enclosed wrap-around gardens to three sides, a driveway, and a substantial outbuilding.

- Significantly extended
- South facing gardens
- Driveway and outbuilding
- Offering 1332 feet square/123.8 sq.m
- Four bedrooms
- Open plan living/dining/Kitchen
- Principal suite with dressing area
- Exceptionally well appointed

## GROUND FLOOR

### Porch

The porch has a built in door mat, two windows to either side and a composite door to the front with a glazed window.



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## Reception hall

A spacious and welcoming hallway with double doors leading to the living kitchen area. A window to the side elevation, LVT herringbone style flooring and an understairs storage cupboard.

## Kitchen entrance and utility area

10'11 x 9'08 (3.33m x 2.95m)

A full range matching cabinetry to the kitchen entrance area incorporating a full height fridge and freezer. An ingenious and space saving pull out ironing board. An integrated washing machine. There are also larger drawers. Spots lights and an a continuation of the herringbone laid LVT floor.

## Living kitchen area

26'08 x 11'00 max (8.13m x 3.35m max)

This kitchen features a range of stylish wall and base cabinetry with quartz worktops and matching splashbacks, complete with soft-close doors and drawers. A useful illuminated pantry cupboard adds extra functionality. Bifold doors open to the garden, complemented by two rear-facing windows and two Velux skylights, bringing in abundant natural light. The space includes a central kitchen island, a slimline dishwasher, an oven, and a five-burner ceramic hob with an external extractor fan. The design is enhanced by the continuation of the LVT herringbone-style flooring, creating a seamless and elegant finish.

## Shower room

6'09 x 5'10 (2.06m x 1.78m)

Featuring windows to both the front and side elevations, this stylish bathroom is filled with natural light. It boasts a spacious double shower cubicle with a rainfall shower, a contemporary vanity sink unit topped with quartz, and an illuminated mirror. The space is finished with fully tiled walls, elegant ceramic marble effect flooring, and ceiling spotlights, complemented by a heated towel rail.

## Sitting room

19'07 x 11'04 (5.97m x 3.45m)

The sitting room features a window to the front of the property, flooding the space with natural light, and a wall-mounted electric fire for warmth and ambience. A glazed door provides direct access to the dining area, creating a seamless flow between spaces.

## FIRST FLOOR



## Landing

Access to loft space with partial boarding.

## Bedroom one with dressing area

17'10 x 10'01 (5.44m x 3.07m)

There is a dressing area with fitted wardrobes as well as a window to the rear.

## Bedroom two

11'08 x 10'04 (3.56m x 3.15m)

Window to the front and built in wardrobes.

## Bedroom three

13'07 x 8'11 (4.14m x 2.72m)

Window to the rear.

## Bedroom four

10'08 x 6'04 (3.25m x 1.93m)

Window to the front of the property.

## Bathroom

8'04 x 6'10 (2.54m x 2.08m)

This luxury bathroom suite features ceramic marble-effect flooring and a brushed gold heated towel rail. It includes a bath with an overhead shower, complete with a waterfall-style fixed head and separate shower wand. Windows to the front and rear elevations provide natural light, while a vanity unit with brushed gold fittings adds elegance. Walls are tiled to half-height and around splash areas, complemented by brushed gold accents and ceiling spotlights.

## OUTSIDE

### Driveway and Outbuilding

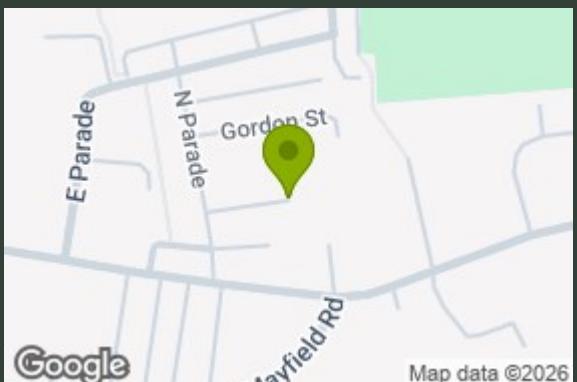
Accessed via a private road off Little Lane there is a gated driveway and access to a substantial garden store

### Gardens

A particular feature of this property is the wrap-around garden on three sides. To the front, secure fencing and gated access enclose low-maintenance gardens with blue slate chippings and an Indian stone-flagged area, which also extends along the side of the property. The rear benefits from level, south-facing garden, incorporating flagged paths, a patio seating area, and raised beds, creating a private and versatile outdoor space.



Externally, the property enjoys enclosed wrap-around gardens to three sides, a driveway, and a substantial outbuilding.



GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.

FIRST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.

**GROUND FLOOR:** LIVING DINING KITCHEN, SITTING ROOM, RECEPTION HALL, PORCH, SHOWER ROOM, UP (staircase), BATHROOM.

**FIRST FLOOR:** BEDROOM 1, DRESSING ROOM, BEDROOM 3, DOWN (staircase), BEDROOM 4, BEDROOM 2.

**TOTAL FLOOR AREA:** 1332 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	61	
(35-54) E		
(21-35) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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