



Roundwood

Wheatley Lane | Ben Rhydding | Ilkley | LS29 8PW

Guide price £725,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Roundwood

Wheatley Lane | Ben Rhydding

Ilkley | LS29 8PW

Guide price £725,000

An attractive detached bungalow offering generously proportioned and well-appointed accommodation in a particularly convenient setting within a short stroll of local amenities and transport services. Set back from Wheatley Lane, the property stands within a good sized level plot with ample off road parking and a very private south facing garden. The property includes a large porch, a dining hall, cloakroom, and a generous fitted kitchen with adjoining breakfast room together with three bedrooms and a bathroom.

- Generously Proportioned Detached Bungalow
- Large Porch, Dining Hall & Cloakroom
- Sizeable Fitted Kitchen & Breakfast Room
- Double Garage & Ample Off Road Parking
- Council Tax Band F
- Enviaible Setting Close To Nearby Village Amenities
- Sitting Room
- Three Good Sized Bedrooms & Bathroom
- Private Gardens
- EPC Rating D

GROUND FLOOR

Entrance Porch

11'9" x 4'6" (3.58m x 1.37m)

With a ceramic tiled floor and a glazed inner door leading to:

Dining Hall

15'0" x 11'7" (4.57m x 3.53m)

With a moulded ceiling cornice.



An attractive detached bungalow offering generously proportioned and well appointed accommodation in a particularly convenient setting within a short stroll of local amenities and transport services. Set back from Wheatley Lane, the property stands within a good sized level plot with ample off road parking and a very private south facing garden.



Cloakroom

With a low suite wc and a vanity unit. Cylinder cupboard.

Sitting Room

18'4" x 12'0" (5.59m x 3.66m)

With an attractive fireplace housing a living flame gas fire. Bow window to the front elevation. Glazed doors leading to the side garden. Moulded ceiling cornice.

Kitchen

17'7" x 10'7" (5.36m x 3.23m)

With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces together with an island unit with additional cupboards. Recessed spotlights. Integrated appliances include an electric oven, grill, hob and extractor hood over together with a dishwasher, fridge and freezer washing machine and tumble dryer.

Adjoining Breakfast Room

10'2" x 8'0" (3.10m x 2.44m)

With glazed double doors leading to the south facing garden and a further door to the rear garden.

Inner Hall

With recessed spotlights.

Bedroom

11'9" x 11'0" (3.58m x 3.35m)

With extensive fitted furniture including wardrobes, drawers and a dressing table. Bow window to the front elevation.

Bedroom

10'0" x 7'10" (3.05m x 2.39m)

Bedroom

11'4" x 11'0" (3.45m x 3.35m)

Bathroom

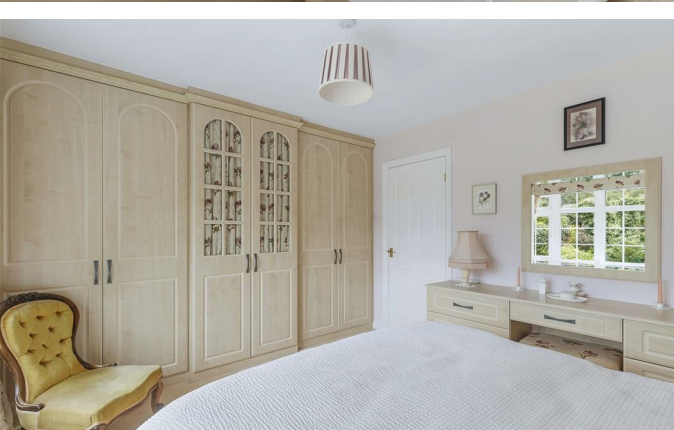
With a modern white suite with a panelled bath having a hand held shower, shower cubicle, low suite wc and a vanity unit. Ceramic tiling to the walls and floor. Mirror fronted medicine cabinet and a chrome heated towel rail.

OUTSIDE

Double Garage

16'6" x 16'2" (5.03m x 4.93m)

With an electrically operated up and over door. Wall mounted gas central heating boiler. Mezzanine storage above. There is an internal door giving access from the inner hall.



Gardens

The property stands on a good sized plot with additional off road parking in the driveway and an internal turning area within the grounds. There is a private lawned garden area to the south and a further west facing garden area to the rear.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

City of Bradford Metropolitan District Council Tax Band F

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>

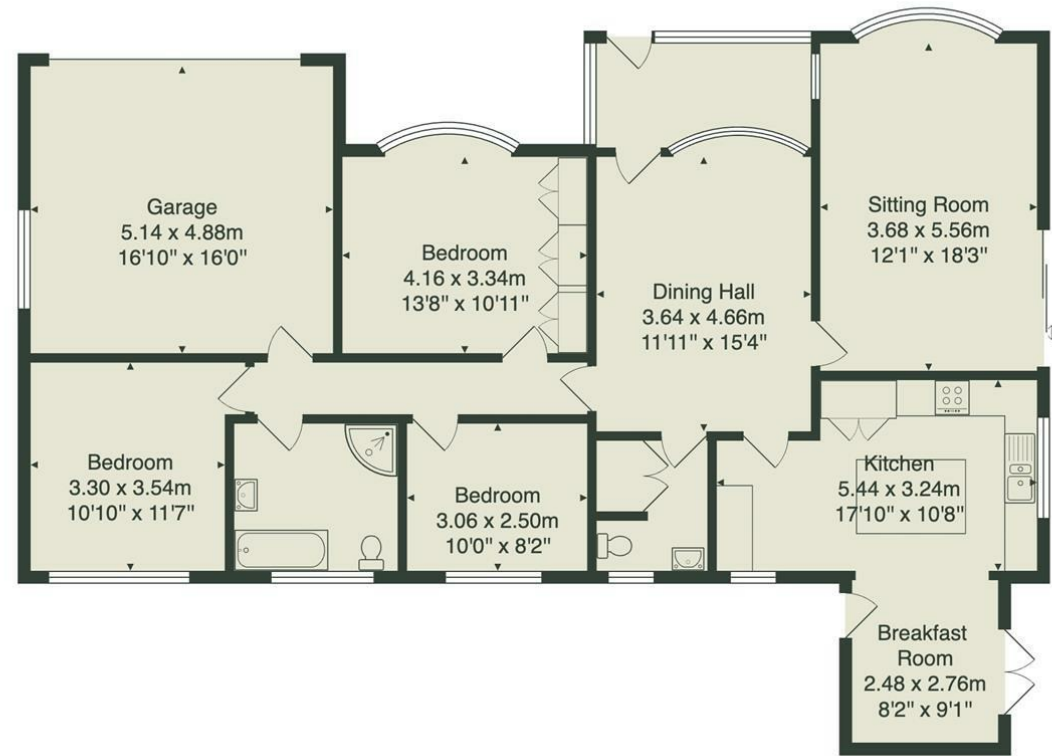
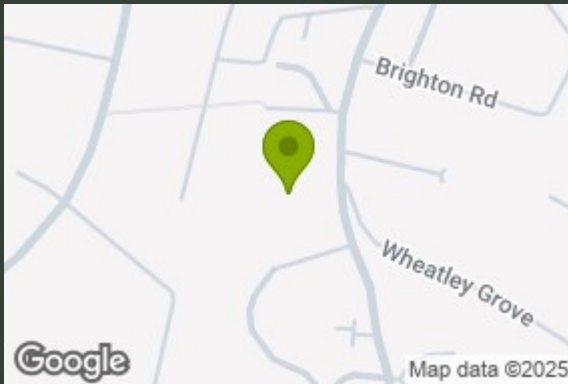
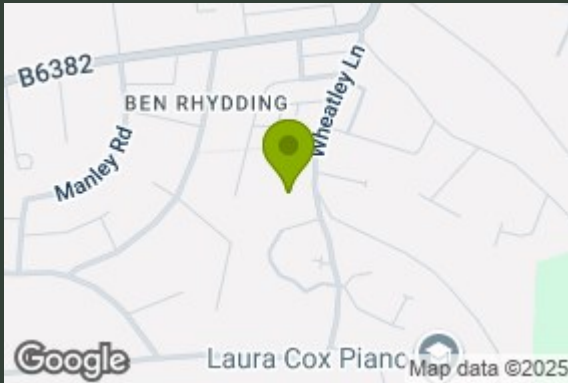
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.



The property includes a large porch, a dining hall, cloakroom, and a generous fitted kitchen with adjoining breakfast room together with three bedrooms and a bathroom.





Total Area: 151.5 m² ... 1630 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
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/>