



Hebers Grove | | Ilkley | LS29 9JR

Asking price £725,000

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WHITE**  
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Hebers Grove |  
Ilkley | LS29 9JR  
Asking price £725,000

An attractive detached bungalow occupying a quiet cul de sac setting and offering easily managed and generously proportioned accommodation. The property incorporates a welcoming hallway, a large sitting room, dining room, study, kitchen and utility room together with a principal bedroom with en suite facilities, two further bedrooms and a bathroom. There is a garage and lawned gardens to front and rear.

- Stone Fronted Detached Bungalow
- Vestibule & Hallway
- Kitchen & Utility Room
- Two Further Bedrooms & Bathroom
- Lawned Gardens To Front & Rear
- Quiet Cul De Sac Setting On Western Edge Of Ilkley
- Sitting Room, Dining Room & Study
- Principal Bedroom With En Suite Facilities
- Garage & Off Road Parking
- Council Tax Band F / EPC Rating C

**GROUND FLOOR**

**Entrance Vestibule**

With a panelled entrance door

**Reception Hall**

With recessed spotlights and a cylinder cupboard.

**Sitting Room**

26'9" x 12'2" (8.15m x 3.71m)

A spacious, light and airy principal reception room with a south facing bay window to the front elevation. Contemporary style fitted gas fire. Moulded ceiling cornice and recessed spotlights.

**Dining Room**

11'0" x 10'0" (3.35m x 3.05m)

Window to the rear elevation. With a cloaks cupboard and fitted bookshelves. Recessed spotlights.



An attractive detached bungalow occupying a quiet cul de sac setting and offering easily managed and generously proportioned accommodation.



#### Kitchen

12'0" x 10'0" (3.66m x 3.05m)

Fitted with a range of base and wall units with cupboards, drawers and coordinating work surfaces. Integrated electric oven and tiled splash backs. Fitted electric oven and gas hob. Plumbing for a dishwasher and space for a fridge freezer. Window overlooking the rear garden.

#### Utility Room

9'3" x 7'0" (2.82m x 2.13m)

With a stainless steel sink unit. Plumbing for a washing machine and space for a dryer. Wall mounted gas central heating boiler. Door to the rear garden.

#### Study

9'0" x 5'9" (2.74m x 1.75m)

Window to the side elevation.

#### Inner Hall

Leading to:

#### Principal Bedroom

13'8" x 12'0" (4.17m x 3.66m)

With fitted wardrobes, drawers and a dressing table. Recessed spotlights. Window to the side elevation.

#### En Suite Shower Room

With a large walk in shower, pedestal wash basin and low suite wc. Recessed spotlights.

#### Bedroom

11'8" x 10'0" (3.56m x 3.05m)

With fitted wardrobes, drawers and a dressing table. Recessed spotlights. Window to the front elevation.

#### Bedroom

10'9" x 8'5" (3.28m x 2.57m)

Window to the front elevation.

#### Bathroom

With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Recessed spotlights.

#### OUTSIDE

##### Garage

14'4" x 10'6" (4.37m x 3.20m)

With an electrically operated roller door.

There is additional off road parking on a tarmacadam parking space in front of the bungalow.

##### Gardens

The property has an open plan lawned garden to the front and an enclosed lawned garden with a patio to the rear.

##### 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.

##### Council Tax

City of Bradford Metropolitan District Council Tax Band F

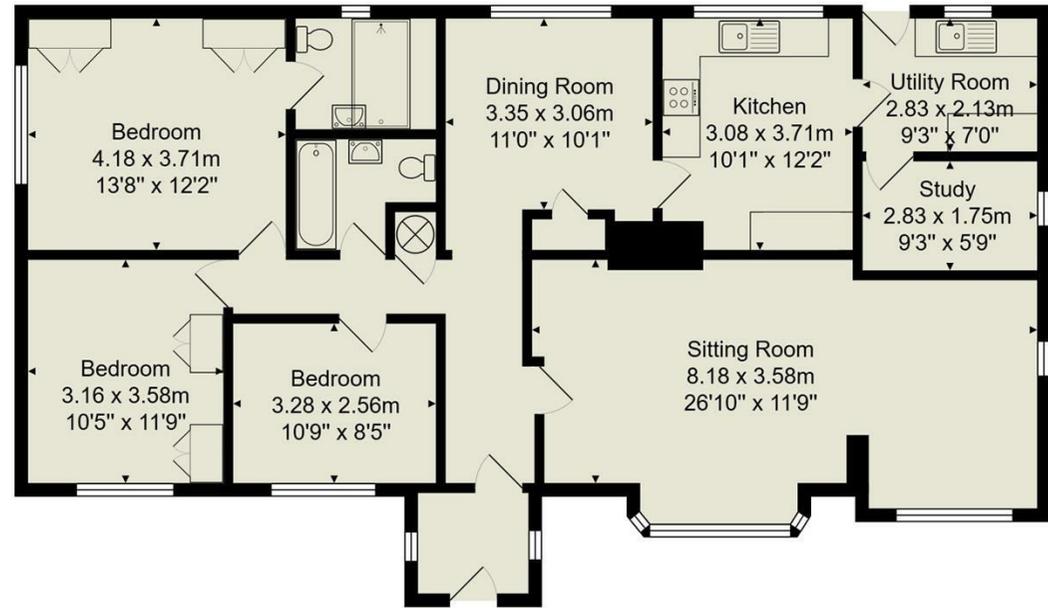
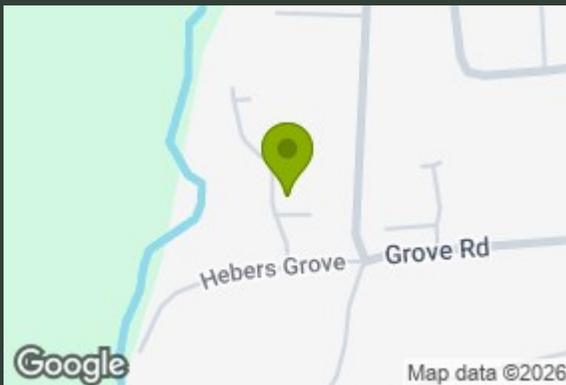
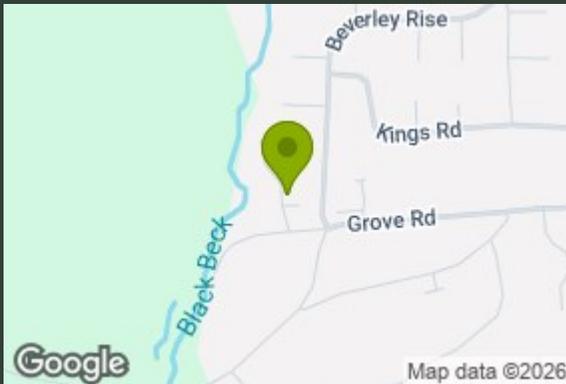
##### Solar Panels

The property benefits from PV solar panels. The system includes a battery to store electricity for subsequent use within the property thereby minimising the cost of externally sourced power.

##### Please Note

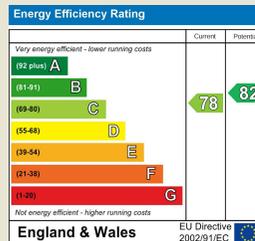
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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: 127.8 m<sup>2</sup> ... 1376 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141  
 ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>