



# Sycamore Cottage

High House Mews | | Ilkley | LS29 0SJ

Asking price £335,000

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Ilkley | LS29 0SJ  
Asking price £335,000

An attractive stone built retirement home providing generously proportioned and smartly presented purpose built accommodation. Sycamore Cottage forms part of a small and exclusive development at the heart of the village and within a short level stroll of local amenities. The property includes a spacious hall with a cloakroom, a sizeable sitting room, separate dining room and a fitted kitchen on the ground floor whilst at first floor level there are two good sized bedrooms and a bathroom. A single garage is included in the sale.

- Stone Built Retirement Home
- Exclusive Development Close To Village Centre
- Spacious Hall & Cloakroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- 2 Good Sized Bedrooms
- Refurbished Bathroom
- Single Garage
- Council Tax Band B / EPC Rating D

## GROUND FLOOR

### Reception Hall

With a panelled entrance door, under stairs store cupboard, moulded ceiling cornice and recessed spotlights.

### Cloakroom

With a low suite wc, pedestal wash basin, heated towel rail and an extractor fan.

### Sitting Room

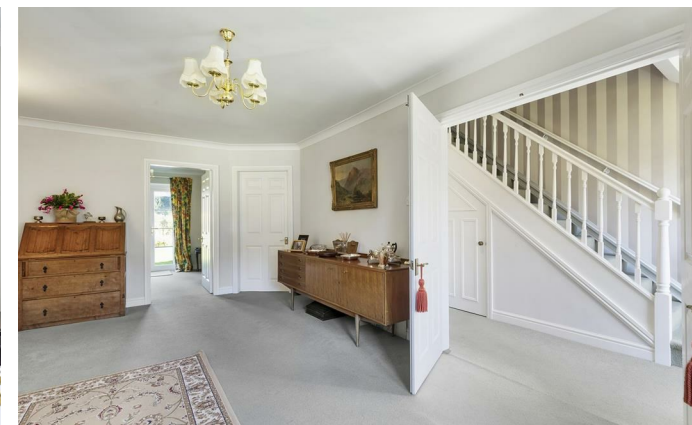
19'4" x 10'10" (5.89m x 3.30m)

Approached from the hall via timber double doors. Marble interior fireplace with an Adam style surround and housing a fitted gas fire. Moulded ceiling cornice and two wall light points.

### Dining Room

10'0" x 9'6" (3.05m x 2.90m)

With glazed double doors leading to the rear garden. Moulded ceiling cornice.





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## Kitchen

11'10" x 7'9" (3.61m x 2.36m)

An extensive range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces. Integrated appliances including a double oven and gas hob with filter hood over, fitted fridge and freezer. Wall mounted gas central heating boiler. Store cupboard.

## FIRST FLOOR

### Landing

With a linen cupboard.

### Bedroom

14'0" x 12'9" (4.27m x 3.89m)

With fitted wardrobes, a store cupboard and two wall light points.

### Bedroom

15'3" x 9'2" (4.65m x 2.79m)

With a store cupboard.

### Bathroom

Refurbished to a high standard with a modern white suite comprising a panelled bath with a shower over, low suite wc and a vanity unit. Ceramic tiled walls and fitted wall mirror. Velux roof light window.

## OUTSIDE

### Single Garage

With an electronically operated up and over door. The garage is accessed from a separate driveway to the rear of the house.

### Grounds

High House Mews stands withing extensive communal grounds which are maintained as an amenity for the residents.

### Addingham

With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.

### Tenure

The property is held on the balance of a 999 year lease from 1993. The freehold is owned by a management company in which each leaseholder at High House Mews has a share. The current service charge is £155 per month.

### Council Tax

City of Bradford Metropolitan District Council Tax Band D

### Mobile Signal/Coverage

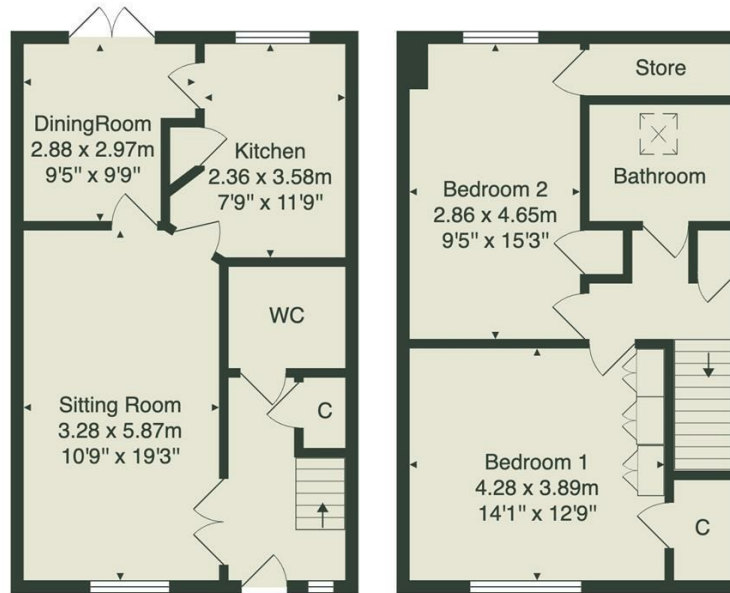
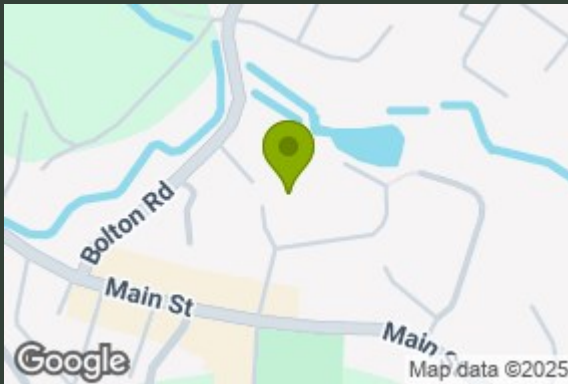
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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.

### 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.



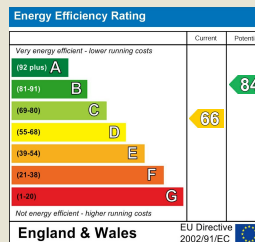
Ground Floor

First Floor

Total Area: 97.2 m² ... 1046 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.  
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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/>