



16 Denton Road | Middleton | Ilkley | LS29 0AA

Asking price £1,550,000

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Ilkley | LS29 0AA  
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An exceptional and beautifully extended Edwardian semi-detached residence, occupying what is arguably one of the most sought-after positions in Ilkley. Enjoying a prized southerly aspect, the property benefits from breathtaking, uninterrupted views towards the iconic Cow and Calf rocks and White Wells on Ilkley Moor.

Under the current owners' stewardship, the property has been thoughtfully and extensively renovated and enlarged to create an impressive family home offering generous and versatile accommodation throughout. The house is complemented by a substantial level lawned garden, along with, a fabulous Oak garden room "The Barn" and a garage.

The accommodation briefly comprises a welcoming entrance hall, downstairs cloakroom, utility room, and a superb open-plan living kitchen forming the heart of the home, alongside a dining room, elegant sitting room and study area.

To the first floor is a superb principal suite with a luxurious ensuite shower room, a further double bedroom with its own ensuite facilities, two additional bedrooms and a stylish family bathroom.

The second floor provides two further bedrooms, cleverly connected by a sliding door, offering flexible family or guest accommodation.

A particular feature of the property is the magnificent gardens. Within the grounds sits a stunning oak-framed 'Barn', creating a wonderful year-round retreat, complete with a charming wood-burning stove.

- Edwardian Extended semi detached
- Six bedrooms
- First time on the open market in 50 years
- Three reception rooms
- Extensive level gardens
- Southerly aspect
- Over 3000 square feet
- Sought after residential area

## GROUND FLOOR

### Entrance Verandah

An ornate entrance verandah. Opens into;



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### Entrance Hall

A spacious and welcoming reception hallway accessed via an original wide timber and glazed entrance door. The space features elegant corning to the ceiling, windows to both the front and side elevations allowing for an abundance of natural light, and an ornate radiator cover, creating a warm and impressive first impression.

### Side Entrance Vestibule

With a composite and glazed door to the side elevation, fitted Coir door mat, useful cloaks and shoe cupboard.

### Cloakroom

8'07 x 4'02 (2.62m x 1.27m)

Providing a concealed unit WC and washbasin housed in a cabinet incorporating further storage, tiling to the splash areas and a tiled floor. Window to the side elevation.

### Living Kitchen

21'03 x 17'08 max (6.48m x 5.38m max)

A bright and spacious open-plan kitchen fitted with an attractive range of wall and base cabinetry, complemented by marble worktops and matching upstands. An inset Blanco sink with drainer is set within the work surface, alongside a range of integrated appliances including an eye-level AEG double oven, AEG ceramic hob with extractor hood over, and an integrated dishwasher. The kitchen is finished with Amtico flooring and illuminated by recessed ceiling spotlights.

Natural light floods the space via a window to the rear elevation and two large remote controlled Velux roof windows. The kitchen flows seamlessly into a stunning glass extension, creating a wonderful sitting area – the perfect place to relax with a book while enjoying views of the garden. French doors open directly onto the terrace, providing an ideal space for indoor-outdoor living and entertaining.

### Utility Room

9'11 x 6'02 (3.02m x 1.88m)

A continuation of the kitchen cabinetry featuring solid oak worktops with matching oak upstands, incorporating a sink and drainer. The Amtico flooring continues seamlessly from the kitchen, maintaining a cohesive finish. A door and glazed panels provides access to the rear elevation, allowing for additional natural light. The room also benefits from part-panelled walls and recessed ceiling spotlights. There is space for a fridge and dryer, along with plumbing for a washing machine.

### Sitting Room

16'08 x 13'09 (5.08m x 4.19m)

A charming reception room featuring a bay window to the front elevation. Elegant corning to the ceiling and a traditional dado rail. Built-in shelving and cupboards are neatly fitted within the alcoves, providing useful storage and display space. A multi-fuel Clearview stove sits on a tiled hearth, creating an attractive focal point to the room.



### Snug/Study

10'09 x 10'04 (3.28m x 3.15m)

A charming space with a window to the side elevation, continuing the Amtico flooring from the adjoining spaces and illuminated by recessed ceiling spotlights. The room features a range of bespoke built-in cupboards and wine racks, thoughtfully arranged within an original fireplace opening. Original cupboards are fitted within the recesses, providing practical storage.

### Dining Room

13'11 x 12'11 (4.24m x 3.94m)

An elegant and formal dining room featuring a continuation of the Amtico flooring. An open fireplace with a tiled hearth, providing a classic focal point. Decorative ceiling corning and a traditional dado rail.

## FIRST FLOOR

### Landing

With a window to the side elevation, two original built in bookcases and several original built in shelved linen cupboards.

### Principal Bedroom

17'06 x 12'11 (5.33m x 3.94m)

Forming part of the extension completed in 2018. With a wonderful full height ceiling, windows to both the front and rear elevations. Access to eaves storage.

### Ensuite Shower Room

6'03 x 5'07 (1.91m x 1.70m)

With a window to the rear elevation and comprising a corner shower unit with feature niche, a wall mounted vanity sink unit, concealed unit WC, heated towel rail and panelled walls. Tiling to the floor area, spotlights and an extractor fan.

### Bedroom Two

14'02 x 13'09 (4.32m x 4.19m)

With a window to the front elevation, ornate feature fireplace and Bespoke handmade built in wardrobes to the recesses.

### Ensuite Shower Room

7'11 x 7'05 (2.41m x 2.26m)

A superb period-style bathroom suite, featuring a walk-in shower enclosure, Burlington washstand, and WC. A window to the side elevation and a distinctive porthole-style window to the front. Built-in storage cupboards and panelled walls provide practical elegance, while a heated towel rail and recessed ceiling spotlights enhance comfort and style. The tiled floor is complemented by underfloor heating.

### Bedroom Three

14'10 x 12'10 (4.52m x 3.91m)

With a window to the rear elevation, ornate fireplace surround, ceiling cornice and original built in cupboards to the recesses.



#### Bedroom Four

13'02 x 11'04 (4.01m x 3.45m)

With a window to both the rear and side elevation.

#### Bathroom

7'08 x 7'02 (2.34m x 2.18m)

A charming family bathroom comprising a bath with shower over, a wall-hung vanity sink unit, WC, and a heated towel rail. A cupboard houses the cylinder tank, while the room benefits from full-height ceiling and two remote-controlled Velux windows, allowing for abundant natural light. The splashback and floor areas are tiled, complemented by traditional panelled walls.

#### SECOND FLOOR

##### Landing

With a window to the side elevation, a large practical storage cupboard and access to the loft area

##### Bedroom Five

14'02 x 13'11 (4.32m x 4.24m)

Featuring a window to the front elevation and an ornate fireplace. A sliding door provides flexibility, allowing bedrooms five and six to be opened up to create one spacious open-plan area if desired.

##### Bedroom Six

11'08 x 10'02 (3.56m x 3.10m)

With a dormer window to the rear elevation and eaves access.

#### OUTSIDE

##### Garage and Driveway

12'09 x 9'11 (3.89m x 3.02m)

A paved and gravel driveway provides ample parking and leads to the garage. The garage benefits from electric up-and-over doors to both the front and rear elevations, allowing convenient access through to the rear of the property. It features a non-slip flooring, a water supply, and also houses the boiler.

##### "The Barn"

21'01 x 13'06 (6.43m x 4.11m)

A delightful addition to the outdoor space, completed in 2018 by Prime Oak. This beautifully crafted garden room offers a versatile area that can easily adapt to a range of lifestyles, whether used for relaxed outdoor entertaining, a home gym, or a peaceful work-from-home space. The room features a wood-burning stove, porcelain tiled flooring, separate wi fi, and an impressive full-height oak-beamed ceiling with two Velux roof windows allowing plenty of natural light, complemented by feature spotlights to create a warm and inviting setting throughout the year.





## Gardens

A standout feature of this property is the extensive and beautifully maintained gardens. To the front, a mature and well-stocked garden offers manicured level lawns, flower and shrub borders, and a stone patio – a perfect sun trap thanks to its southerly aspect. To the rear, marble steps lead onto a stunning porcelain patio, additional outdoor tap. Beyond this, a beautiful level lawn is bordered by carefully maintained planting, alongside a charming mini Dutch-style shed providing garden storage.

An arbour connects to a further section of the garden, with a gravel path leading to a children's playground area, raised beds, and additional patio seating. At the bottom of the garden, extensive level lawns, compost bins, and several mature trees create a peaceful retreat – a true children's paradise.

## 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.

## Council Tax

City of Bradford Metropolitan District Council Tax Band G

## 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>

## Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	72
(39-54) <b>E</b>	59
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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