Cowpasture Road | Ilkley | LS29 8SY

£595,000

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Situated in the centre of Ilkley, this substantial and highly versatile six-bedroom property presents a rare opportunity to acquire a home with immense potential. Now in need of modernisation, the property boasts an abundance of living space and benefits from a lower ground floor annex - perfect for guest accommodation, independent living or further development.

Furthermore, off-street parking adds convenience, while the elevated position provides stunning views towards Ilkley Moor and Middleton. This property also benefits from its ideal location in Ilkley, being a short walk away from the train station, town centre and local schools.

- Far Reaching Views
- Potential Annex
- Off-Street Parking
- Convenient Central Location

GROUND FLOOR

Entrance Hall
14'05 x 5'10 (4.39m x 1.78m)

Kitchen
13'09 x 10'02 (4.19m x 3.10m)
Comprising a good range of base and wall units with coordinating worktops plus a window to the rear. Appliances include a Delonghi range cooker, five-ring gas hob with hood over, plumbing for a washing machine and dishwasher. There is also space for a fridge freezer.

Sitting Room
15'11 x 14'02 (4.85m x 4.32m)
Featuring a lovely duel aspect and a gas fire with tiled surround and hearth.

Living/Dining Room
17'05 (into bay) x 12'05 (5.31m (into bay) x 3.78m)
A spacious, bright room with a large bay window to the front elevation and windows to the side elevation. Laminate wood flooring throughout and a gas fire with tiled surround and hearth.

LOWER GROUND FLOOR

Inner Hall
13'09 x 5'09 (4.19m x 1.75m)
With a door providing external access to the rear.

Located in the centre of Ilkley, with easy access to the train station, town centre and just short walk away from Ilkley Moor.

Living Room
16'03 x 12'08 (4.95m x 3.86m)
A bright room, flooded with natural light from a large bay window to the front and window to the rear.

Bedroom
15'09 x 13'05 (4.80m x 4.09m)
With a window to the front elevation.

Kitchen
12'09 x 9'10 (3.89m x 3.00m)
With a range base and wall units with coordinating worksurfaces and a tiled splashback. The appliances include provision for an oven, four-ring gas hob with hood over and plumbing for a washing machine and dishwasher. Additionally, there is space for a fridge freezer and a window to the rear elevation.

Bathroom
14'07 x 4'07 (max) (4.45m x 1.40m (max))
Comprising a bath with shower attachment plus glass screen, W.C. and a hand wash basin. There is also an access door to a useful under croft.

Utility
6'09 x 5'03 (2.06m x 1.60m)
With base and wall units and space for additional appliances.

FIRST FLOOR

Bedroom
14'02 x 12'07 (4.32m x 3.84m)
An ample double featuring a lovely southerly aspect.

Bedroom
15'10 x 11'05 (4.83m x 3.48m)
A spacious bedroom with windows to the front and side elevations and an extensive range of recessed wardrobes.

Bedroom
10'04 x 9'0 (3.15m x 2.74m)
With a window to the rear elevation and an airing cupboard.

Shower Room
6'01 x 6'01 (1.85m x 1.85m)
Including a walk-in shower, W.C., hand wash basin within a vanity unit and a heated towel rail.

Bathroom
7'0 x 4'06 (2.13m x 1.37m)
Comprising a bath, hand wash basin and a window to the rear.

Landing
With stairs to:

SECOND FLOOR

Bedroom
12'05 x 14'01 (3.78m x 4.29m)
A generous bedroom with exposed beams and windows to two sides providing stunning views towards Middleton.

Bedroom
15'10 x 13'10 (4.83m x 4.22m)
Another generous bedroom with exposed beams and a Southerly aspect with views towards Ilkley Moor.

Bedroom/Study
14'0 x 10'05 (max) (4.27m x 3.18m (max))
Featuring a superb outlook over Ilkley.

Landing
With a useful store cupboard.

OUTSIDE

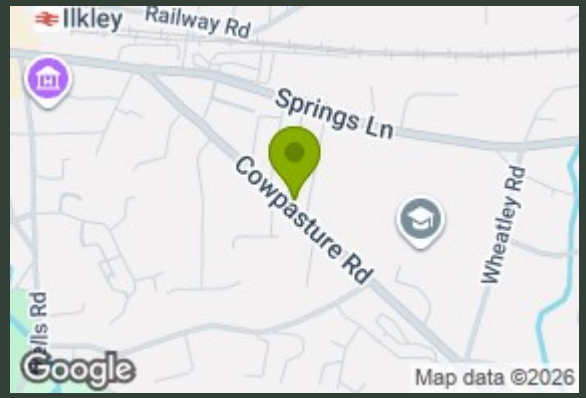
Front Garden
A South-facing garden with two paved seating areas and a raised flower bed. Enclosed by a hedge and stone wall with iron railing.

Parking
Off-street parking for two cars to the rear of the property.

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

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.



Total Area: 259.7 m² ... 2796 ft²
All measurements are approximate and for display purposes only.
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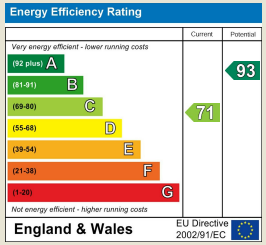

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