



Little Lane | Ilkley | LS29 8JJ

Asking price £495,000

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102 Little Lane |  
Ilkley | LS29 8JJ  
Asking price £495,000

Beautifully renovated three bedroomed semi-detached home positioned within a brief level walk of Ilkley town centre, with planning permission for a loft conversion that would create a further double bedroom with en suite.

This stylish and inviting home offers modern living in a prime location. Situated just a short distance from Ilkley town centre and train station, the property features a South facing garden backing onto a peaceful park, perfect for families or relaxing outdoors. Inside, the property has been finished to a high standard throughout while off-street parking adds everyday convenience. This is a fantastic opportunity to own a move-in ready home in a highly desirable location.

- Renovated To A High Standard Throughout
- Versatile Gym/Office
- Beautiful South Facing Garden
- Attractive Views To The Front & Rear

With gas central heating, the accommodation comprises:

### Ground Floor

#### Reception Hall

16'3 x 7'0 (4.95m x 2.13m)

A welcoming reception hall accessed via a composite entrance door housed within an archway with windows on either side. The reception hall also includes high quality laminate wood flooring and a useful understairs store cupboard.

#### Cloakroom

Comprising a hand wash basin within vanity unit and w.c.

#### Sitting Room

13'6 (into bay) x 12'0 (4.11m (into bay) x 3.66m)

Adjoining both the reception hall and living kitchen, the sitting room features a bay window and a cloaks cupboard. Glazed double doors lead to:





Positioned to the rear of the South facing garden is an impressive gym/office, which features internet connectivity and heating.



## Living Kitchen

22'8 x 18'11 (6.91m x 5.77m)

Kitchen:

An outstanding kitchen comprising an extensive range of base and wall units with quartz worktops, including a large quartz-topped island that features a breakfast bar and houses a five ring induction hop. Other integrated appliances include an oven, combi-oven plus warming drawer, dishwasher, fridge and freezer.

Living Area:

An ample living area including a wood burning stove on slate hearth. Sliding glazed doors allow for an abundance of natural light and lead out to a paved seating area.

## First Floor

### Bedroom

12'11 x 10'0 (3.94m x 3.05m)

A substantial double bedroom with a range of recessed wardrobes and a Southerly aspect plus a view of the Cow & Calf Rocks.

### Bedroom

13'9 (into bay) x 12'1 (4.19m (into bay) x 3.68m)

A second double bedroom including fitted wardrobes and a bay window that provides a pleasant outlook towards Middleton.

### Bedroom

7'11 x 6'11 (2.41m x 2.11m)

With high quality laminate flooring and an outlook towards Middleton.

## Bathroom

7'10 x 8'9 (2.39m x 2.67m)

Exceptionally well-appointed and including a stand-alone bath, walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

## Outside

### Gym/Office

Located to the rear of the garden is a detached gym/office that benefits from internet access and heating, accessed via a sliding glazed door and with windows to two sides.

### Front Garden

A lawned front garden.

### Rear Garden

A mature and thoughtfully designed South facing garden featuring a paved seating area that flows into a beautiful lawn surrounded by colourful flower beds and mature shrubs. A second paved seating area is positioned to the rear of the lawn. To the side of the property is a collection of outbuildings that provide an excellent amount of practical and easily accessible storage.







## Garage

Accessed either via an up and over door or via one of the outbuildings that adjoins.

## Driveway

Providing off-street parking for two cars and including charging for an electric vehicle.

## 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 OF FUNDS REGULATIONS 2017

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.

## 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

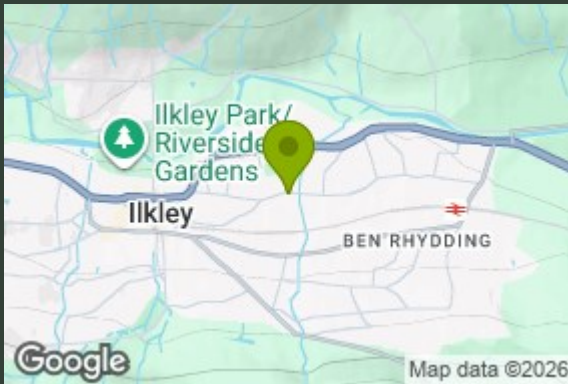
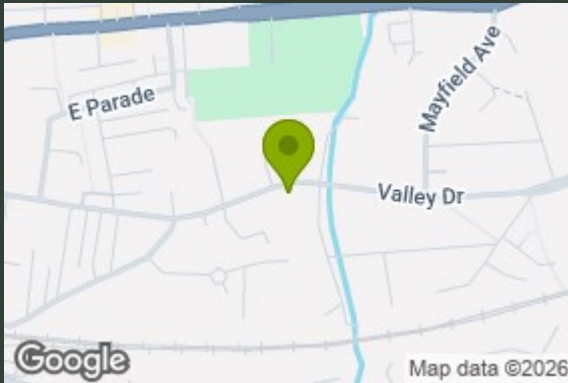
City of Bradford Metropolitan District Council Tax Band



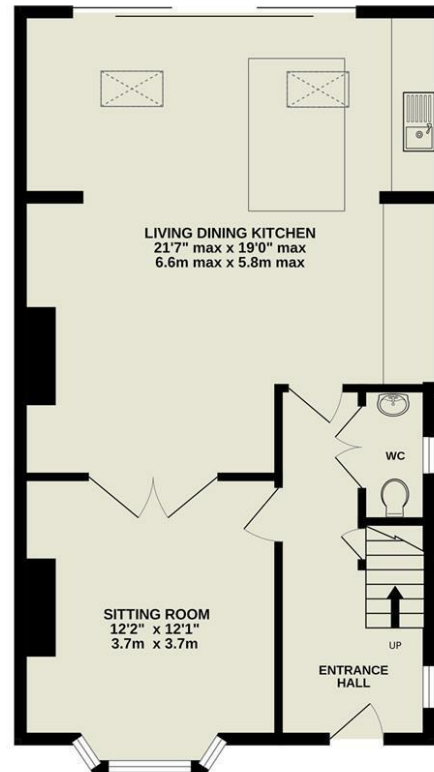
To the side of the property is a collection of outbuildings and a garage. Removing these outbuildings would create ample space to add further accommodation.



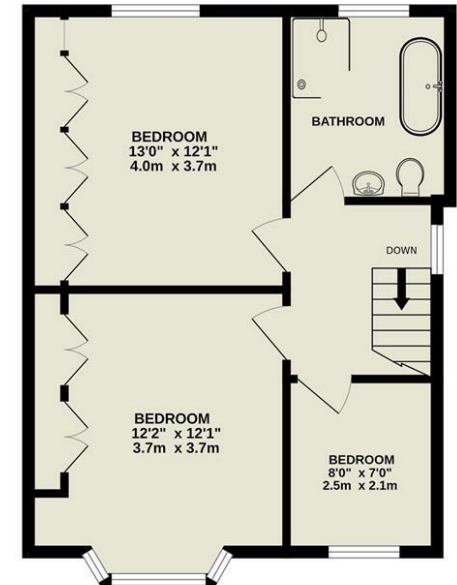




GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



FIRST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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