



**TW** TRANMER  
WHITE  
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4 St. Margarets Terrace |  
Ilkley | LS29 9NA  
Asking price £1,050,000

A handsome four storey Victorian terrace house offering beautifully modernised family accommodation incorporating high quality modern fittings and retaining much original period character. The property occupies a particularly convenient central location and overlooks a nearby wood, with far reaching views up Wharfedale beyond. The property incorporates an elegant hallway and three reception rooms on the ground floor. There is a hugely impressive open plan kitchen at lower ground floor level, recently refitted by Townhouse Designs of Harrogate, together with a utility room and shower room. The upper floors provide six good sized bedrooms and two bathrooms. There are easily maintained gardens to front and rear.

- Handsome Stone Terrace House
- Beautifully Restored Throughout
- Three Reception Rooms
- Luxury Open Plan Living Kitchen & Utility Room
- Six Bedrooms
- Bathroom & Two Shower Rooms
- Central Location With An Open Outlook
- Far Reaching Views Up Wharfedale
- EPC Rating C
- Council Tax Band E

## GROUND FLOOR

### Timber & Glazed Porch

With a panelled entrance door leading to:

### Reception Hall

21'0" x 8'6" (6.40m x 2.59m)

With a mosaic tiled floor, moulded ceiling cornice and an elegant staircase leading to the upper floors.



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### Sitting Room

19'0" x 14'9" (5.79m x 4.50m)

With a splayed bay window to the front elevation, moulded ceiling cornice, ceiling rose and a picture rail. Feature log burning stove on a slate hearth and having a wooden over mantel.

### Living Room

18'0" x 14'9" (5.49m x 4.50m)

With fitted cupboards and shelves. Moulded ceiling cornice. Window overlooking the rear garden.

### Study

11'8" x 8'3" (3.56m x 2.51m)

Window to the rear elevation.

## LOWER GROUND FLOOR

### Inner Hall

With a useful walk in store which also houses the hot water cylinder.

### Superb Open Plan Living Kitchen

A particular feature of this impressive family home is the full depth open plan living kitchen which has recently been refitted to a very high standard by Townhouse Design of Harrogate and comprises:

### Kitchen Area

19'3" x 14'6" (5.87m x 4.42m)

The kitchen includes a large bay window and incorporates an extensive range of fitted cupboards and ceramic worksurfaces and integrated appliances include a large fridge and separate freezer, dishwasher, twin ovens and a retractable recycling unit. The centrepiece of the kitchen is a large matching island with a breakfast bar, extensive pan drawers and an induction hob with in built extractor.

Ceramic tiled floor and recessed spotlights. The kitchen leads on to:



### **Dining Area**

17'6" x 14'6" (5.33m x 4.42m)

With further fitted cupboards matching the kitchen, ceramic tiled floor and recessed spotlights. A pair of glazed doors lead to the rear garden.

### **Store Room**

13'0" x 8'6" (3.96m x 2.59m)

### **Utility Room**

9'5" x 8'3" (2.87m x 2.51m)

With a porcelain sink, fitted cupboards, ceramic tiled floor and recessed spotlights. Plumbing for a washing machine.

### **Shower Room**

With a tiled shower cubicle, pedestal wash basin and a low suite wc. Recessed spotlights.

## **FIRST FLOOR**

### **Landing**

With a useful store cupboard.

### **Bedroom 1**

19'8" x 12'9" (5.99m x 3.89m)

Bay window to the front elevation with a lovely outlook over Ilkley. With extensive recessed wardrobes. Moulded ceiling cornice.

### **Bedroom 2**

15'6" x 13'3" (4.72m x 4.04m)

With a decorative fireplace. Window overlooking the rear garden.

### **Bedroom 3**

14'6" x 10'3" (4.42m x 3.12m)

With a decorative fireplace. Window overlooking the rear garden. Recessed cupboard.

### **Shower Room**

With a large walk in shower, low suite wc and pedestal wash basin. Ceramic tiled floor. Heated towel rail. Window to the front elevation.

## **SECOND FLOOR**



## Spacious Landing Area

Leading to:

### Bedroom 4

15'6" x 14'6" (4.72m x 4.42m)

With a decorative fireplace. Far reaching views up Wharfedale.

### Bedroom 5

18'0" x 13'0" (5.49m x 3.96m)

With a large dormer window to the rear elevation.

### Bedroom 6

13'10" x 10'0" (4.22m x 3.05m)

Window to the rear elevation.

## Bathroom

With a spa bath, pedestal wash basin and a low suite wc. Velux rooflight window. Heated towel rail. Recessed spotlights.

## OUTSIDE

### Gardens

To the front of the house is an easily maintained gravelled garden enjoying a westerly aspect and bordered by mature hedging.

To the rear of the house is an enclosed courtyard garden, hard landscaped with stone flags and block paving. There is a pergola. A gate leads onto a private lane 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 E

## 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

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.

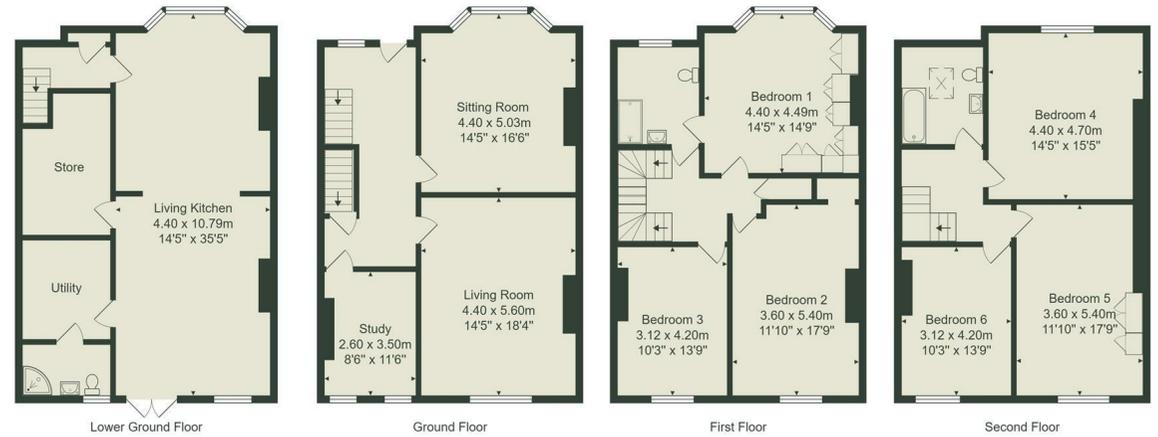


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Total Area: 287.0 m<sup>2</sup> ... 3090 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141  
 ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>