

Main Street | Ilkley | LS29 6EY

Asking price £575,000

TRANMER WHITE
Trusted Estate Agents

Pinfold Cottage

21 Main Street |
Ilkley | LS29 6EY
Asking price £575,000

**** MUST BE SEEN TO FULLY APPRECIATE ITS POTENTIAL AND VERSATILITY.****

Set in a stunning garden with the benefit of numerous outbuildings including a shepherd's hut, studio, and summerhouse, ideal for home working or visiting guests. This versatile property incorporates a lovely dining kitchen, a sitting room, sun room/occasional bedroom and garden room together with a principal bedroom with en suite bathroom.

- Charming Stone Built Bungalow offering Versatile Accommodation
- Lovely Village Centre Setting Within A Good Sized Private Garden
- High Quality Fitted Kitchen
- Sitting Room & Sun Room/Occasional Bedroom
- Garden Room
- Principal Bedroom With Large En Suite Bathroom
- Inner Hall & Cloakroom
- Studio/Summerhouse/Shepherd's Hut & Double Carport
- Council Tax Band D
- EPC Rating D

GROUND FLOOR

Dining Kitchen

16'2" x 15'10" (4.93m x 4.83m)
An impressive room appointed to a very high standard. The kitchen incorporates an extensive range of fitted base and wall units with cupboards, drawers and polished stone work surfaces. Integrated appliances including a gas range cooker, fridge, freezer and dishwasher. Cupboard housing the wall mounted gas fired central heating boiler. Plumbing for an automatic washer. Limestone floor. Ample space for a dining table. Glazed double doors lead to:

Sitting Room

19'3" x 12'0" (5.87m x 3.66m)
With a handsome stone fireplace housing a log burning stove. Hardwood floor and an impressive open ceiling with exposed timber beams. A pair of glazed doors lead to:







A stunning and charming stone built bungalow offering spacious accommodation of character, standing within delightful private grounds whilst having village amenities on the doorstep. This impressive property is currently arranged offering one bedroom, but has the potential/flexibilty offer further bedroom accommodation.











Sun Room/Occasional Bedroom
12'9" x 11'10" (3.89m x 3.61m)
With a stone fireplace housing a log burning stove. Ceramic tiled floor and glazed double doors leading to the garden.

Garden Room
15'4" x 10'2" (max) (4.67m x 3.10m (max))
With a door leading onto the rear garden. Electric wall heater. Timber panelling to dado height. Glazed double doors lead to the principal bedroom.

Inner Hall
With a ceramic tiled floor.

Cloakroom
With a low suite wc and wash basin. Ceramic tiled floor and recessed spotlights. Extractor fan.

Bedroom
16'0" x 10'3" (4.88m x 3.12m)
With exposed timber beams and recessed spotlights. Large walk in wardrobe.

En Suite Bathroom
Equipped to a very high standard with a panelled bath, twin wash basins in a marble surround, low suite wc and a walk in shower. Natural stone and tiled walls. Ceramic tiled floor. Extractor fan.

OUTSIDE

Gardens
Pinfold cottage stands within a delightful cottage garden which enjoys a high degree of privacy and includes patio area, lawns, borders, trees and shrubs.

The garden houses a number of outbuildings as follows:

Former Garage
The garage has been converted to create a useful studio room together with a utility room.

Double Carport

Timber Summerhouse
9'9" x 9'5" (2.97m x 2.87m)
With an adjoining store.

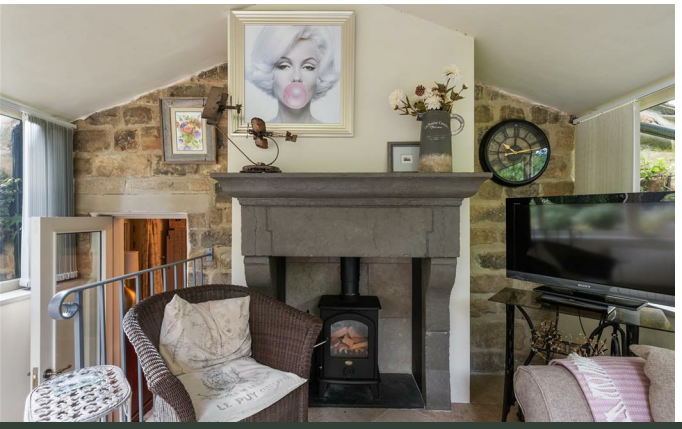
Shepherds Hut
11'9" x 7'4" (3.58m x 2.24m)

Timber Garden Shed











Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.
It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.
Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

Council Tax

City of Bradford Metropolitan District Council Tax Band D

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.





The property offers versatile accommodation and incorporates a lovely dining kitchen, a sitting room, sun room and garden room together with a principal bedroom with en suite bathroom. The property includes a number of outbuildings comprising double car port, studio, summerhouse and shepherd's hut.



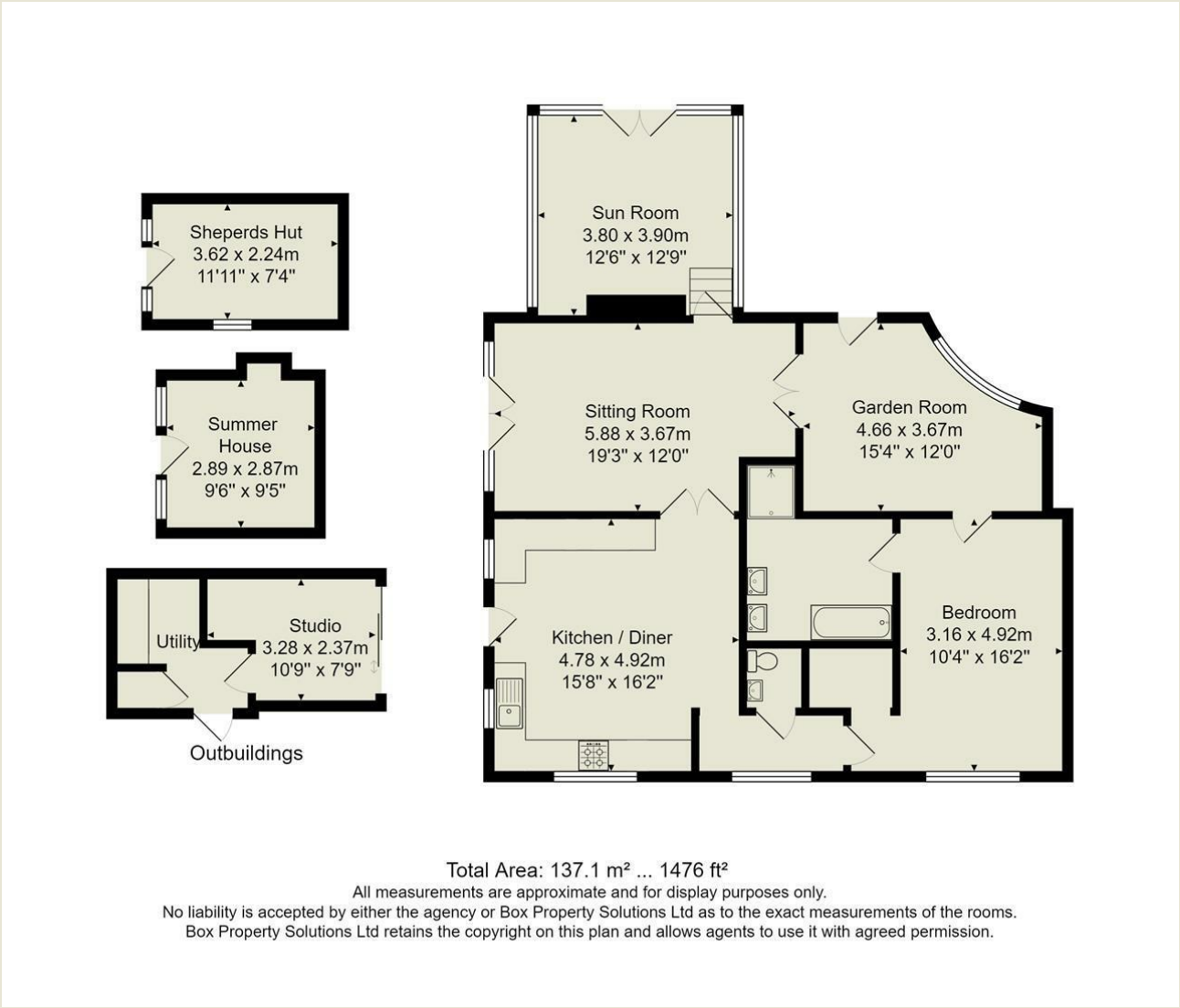






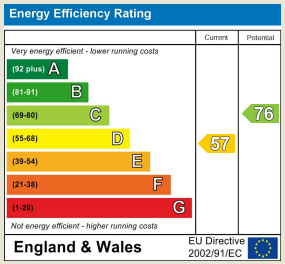






Total Area: 137.1 m² ... 1476 ft²

All measurements are approximate and for display purposes only.
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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/