



Parish Ghyll Drive | Ilkley | LS29 9ND

Asking price £575,000

**TW** | TRANMER  
WHITE  
Trusted Estate Agents

6 Parish Ghyll Drive |  
Ilkley | LS29 9ND  
Asking price £575,000

An immaculately presented three double bedoomed semi-detached home with beautifully designed gardens to three sides, enjoying a Southerly aspect to the front and a superb outlook over Ilkley to the rear.

Nestled within a well-established residential area sought after for its feeling of seclusion whilst still being within a brief walk of Ilkley town centre, this deceptively spacious property is arranged over three floors and features an elevated balcony. A spacious, open-plan ground floor layout gives a sense of space while stairs lead down to a useful utility room/laundry and a tandem garage. The first floor comprises a principle bedroom with en suite, two further double bedrooms and a bathroom.

With gas fired heating and double glazing, the accommodation comprises:

### Upper Ground Floor

#### Reception Hall

17'2 x 6'4 (5.23m x 1.93m)

With engineered walnut floor and stairs leading to the upper and lower floors.

#### Cloakroom

6'4 x 2'7 (1.93m x 0.79m)

Hand wash basin set within vanity unit and w.c.

#### Living and Dining Areas

33'7 x 11'0 (max) (10.24m x 3.35m (max))

A through room with French doors to two sides, leading to both the South facing rear garden and the balcony. Engineered walnut flooring. An opening from the dining area leads to:

#### Kitchen

11'8 x 7'10 (3.56m x 2.39m)

Comprising an extensive range of base and wall units with coordinating work surfaces and concealed lighting. Integrated appliances include an oven, five ring gas hob with hood over, fridge and a dishwasher.



Beautiful gardens surround three sides of the property. The rear garden enjoys a delightful Southerly aspect while a summerhouse to the front makes the most of the evening sunshine.



## Elevated Balcony

Balcony covered by bespoke glass veranda, offering views towards Middleton.

## First Floor

### Principle Bedroom

13'10 x 11'0 (4.22m x 3.35m)

A spacious double bedroom enjoying far reaching views over the Western side of Ilkley and the hills beyond.

### En Suite

8'10 x 5'11 (2.69m x 1.80m)

Smartly presented and comprising a walk-in shower, hand wash basin set within vanity unit, heated towel rail and recessed wardrobes.

### Bedroom

12'0 x 8'0 to the front of the robes (3.66m x 2.44m to the front of the robes)

A second double bedroom featuring an extensive range of fitted wardrobes.

### Bedroom

11'8 x 7'10 (3.56m x 2.39m)

A further double bedroom with laminate wood flooring.

### Bathroom

8'2 x 6'3 (2.49m x 1.91m)

Including a bath with shower over, hand wash basin set within vanity unit and w.c.

## Lower Ground Floor

### Utility/Laundry

32'5 x 7'11 (max) (9.88m x 2.41m (max))

With base units, plumbing for washing machine and space for additional appliances.

### Garage

32'6 x 11'0 (9.91m x 3.35m)

Accessed either internally or via an electric roller door.

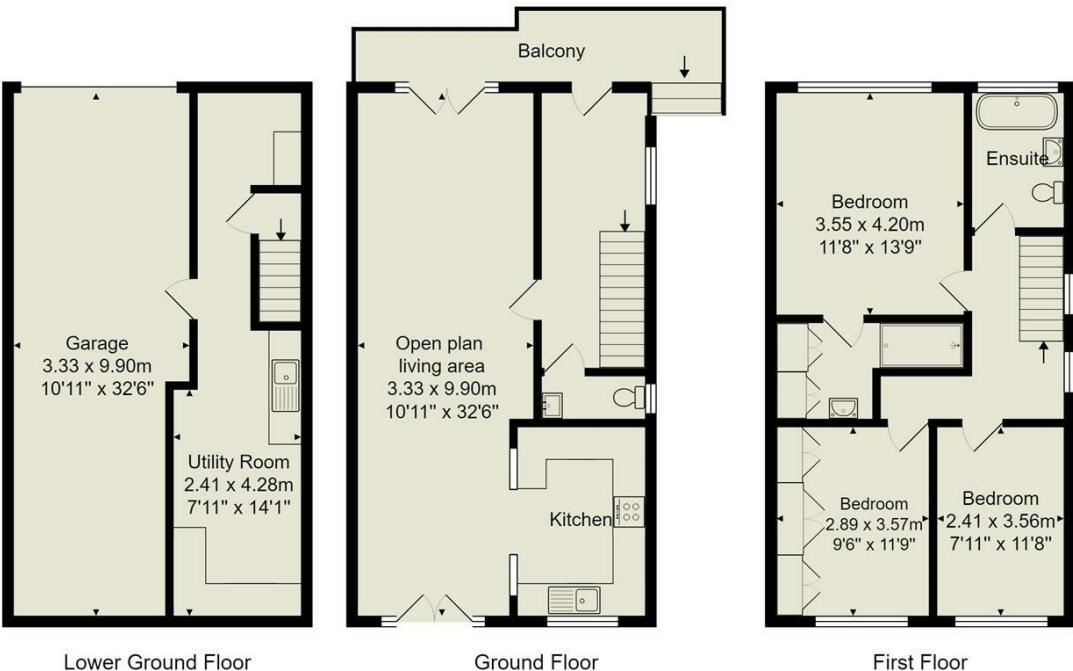
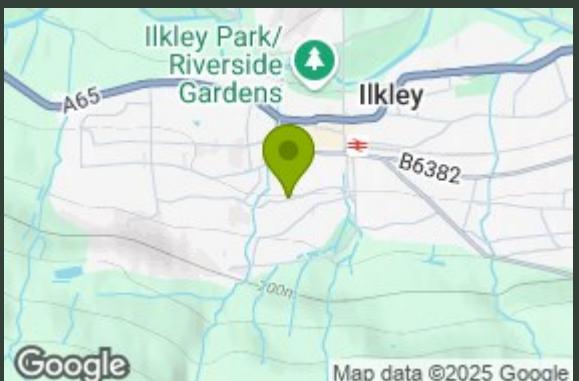
### Outside

### Garden

To the rear of the property is a paved, two-tiered South facing garden that features raised beds, mature shrubs and a covered seating area. A well-planted side garden and path leads to the front of the property, where there is a further paved seating area with summerhouse that makes the most of the evening sunshine.

### Driveway

Accessed via Oakburn Road, a driveway provides off-street parking for two cars.

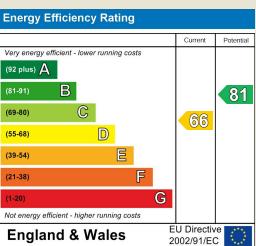


Total Area: 161.8 m<sup>2</sup> ... 1741 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN

01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>