



Parish Ghyll Drive | Ilkley | LS29 9ND

Asking price £575,000

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

An immaculately presented three double bed roomed 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.

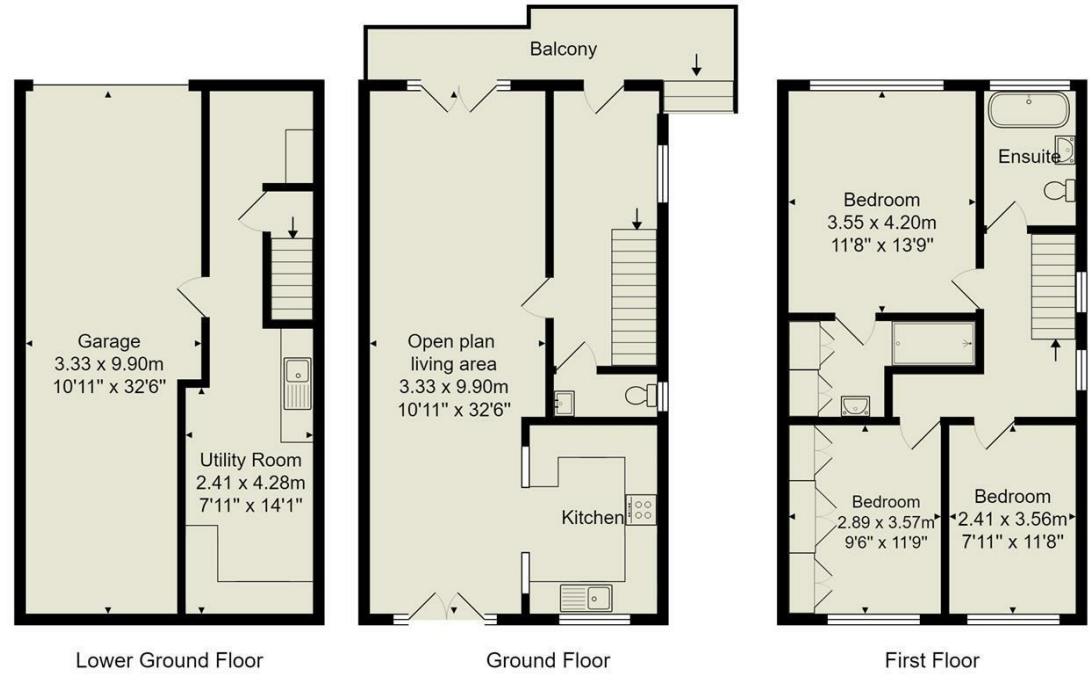
## Outside

### 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.



Lower Ground Floor

Ground Floor

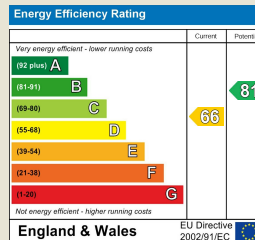
First Floor

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

All measurements are approximate and for display purposes only.

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