



St. James Road | Ilkley | LS29 9PY

Offers invited £895,000

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Ilkley | LS29 9PY
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An imposing Victorian end terrace property boasting a corner plot with driveway and garage, unusually for a property of its style. Situated in a particularly convenient location just a short stroll from the centre of town, and within walking distance of Ilkley's scenic moorland countryside, the property has been stylishly and thoughtfully planned by its current owners to create light and airy spaces. The gardens are a particular feature given the large corner plot, and parking is a breeze thanks to both garage and driveway. The accommodation briefly comprises; entrance hall, cloakroom off, sitting room with bay window, an open plan dining kitchen, garden room, cellars with external access, five bedrooms, a separate cloakroom, shower room and bathroom. Garage, driveway and wrap around gardens with southerly aspect, and unique bespoke commissioned railings.

- End Victorian Terrace with over 2500 square feet of floor space
- Unusually for a property of this style, Garage and Driveway
- Large cellars
- Southerly aspect
- Five Bedrooms
- Corner plot gardens
- A short stroll to Ilkley town centre
- Garden room opening onto a south facing patio seating area

GROUND FLOOR

Entrance Hall

16'3 x 7'07 (4.95m x 2.31m)

An attractive wooden and glazed entrance door, High ceilings, cornice and picture rail. A tiled floor, useful coat hooks and a period style radiator.

Cloakroom

A wall mounted washbasin, concealed unit WC, part tiled walls and floor area. Fixed mirror, spotlights and expelair.

Sitting Room

15'01 x 13'07 (4.60m x 4.14m)

A well proportioned room with a bay window to the front elevation and a window to the side elevation. A gas fire with granite hearth and recess. Wood veneer floor covering.



The property has been stylishly and thoughtfully planned by its current owners to create light and airy spaces.



Open plan dining kitchen

22'10 x 11'11 (6.96m x 3.63m)

A well planned open space which manages to capture the feeling of specific kitchen and dining areas with the use of lighting and furniture placement. A light and bright room owing to the dual aspect windows to the side and rear elevation. The Kitchen was installed by Arcade kitchens of Ilkley and comprises a range of fitted wall and base units with Corian work tops and kitchen island. A one and a half bowl recessed sink and drainer, Integrated appliances to include a NEFF oven, microwave, four ring hob, dishwasher, Miele fridge and freezer. Slate tiled effect flooring with underfloor heating.

Garden Room

10'7 x 6'11 (3.23m x 2.11m)

A set of bi fold doors lead directly off the dining area to this South facing garden room. There are two sets of French doors which effectively open the room completely onto the rear garden. Bespoke built cupboards and shelving with roller style storage chest. Also neatly houses the central heating boiler.

LOWER GROUND FLOOR

Entrance area

14'11 x 10'2 (4.55m x 3.10m)

Access under the stairs

Wine store

7'05 x 4'5 (2.26m x 1.35m)

With a window to the front elevation, housing the consumer unit and meters. Built in shelving.

Work shop

10'2 x 8'9 (3.10m x 2.67m)

With a built in work bench.

Utility Area

15'4 max x 12'01 (4.67m max x 3.68m)

With plumbing for a washing machine, stainless steel sink and drainer. Door to the garden giving access to a useful bin store area and steps leading up to the side garden.

FIRST FLOOR

Bedroom One

15'04 x 12'01 (4.67m x 3.68m)

With a window to the rear elevation. A built in dressing table with recessed circular sink, further built in drawers and cupboards.

Bedroom Two

12'11 x 12'01 (3.94m x 3.68m)

With a window to the front elevation, exposed wooden floorboards. A range of bespoke fitted furniture including two corner desks, shelving and a corner wardrobe.

Bedroom Three

9'02 x 6'09 (2.79m x 2.06m)

A bespoke built corner desk, shelves and roll out storage furniture. A window to the front elevation and a vertical space saving radiator.

Separate WC

6'06 x 3'08 (1.98m x 1.12m)

With a window to the rear elevation, concealed unit WC, recessed wash basin and a heated towel rail. Tiling to the splash areas and the floor.

Bathroom

9'04 x 6'01 (2.84m x 1.85m)

Having a window to the rear elevation, a tiled in sunken bath, pedestal wash basin, shower cubicle and a heated towel rail. Tiling to the walls and floor area. Cylindrical airing cupboard and shelving.

SECOND FLOOR

Landing Area

13'0 x 10'6 (3.96m x 3.20m)

A useful and generous space which could easily be utilised as a versatile family area or further study space. With a Velux window, loft access and under eaves access.



Bedroom Four

1102 x 94 (3.40m x 2.84m)

A double bedroom with a window to the side elevation with long distance views.

Bedroom Five

120 x 8'11 (3.66m x 2.72m)

A double bedroom with a window to the side elevation with long distance views.

Shower Room

10'4 x 5'10 (3.15m x 1.78m)

With a tiled shower cubicle, WC, pedestal wash basin, heated towel rail, tiling to the splash areas and cork tiled floor covering. A Velux window and eaves access providing useful storage space.

OUTSIDE

Garage

21'10 x 11'01 (6.65m x 3.38m)

A generous garage with a translucent roller style door. Lights and power. Green Sedum roof. Driveway to the front with gate accessed via gates that can be opened both inward and outward.

Gardens

A particular feature to this property are the gardens primarily Southerly facing. To the front of the property there are steps and a paved path to the front door. Individual flower, shrubs and topiary borders. To the side of the property there is a large garden area with raised flower beds, pebbled and paved seating areas areas. Kitchen garden. Mature trees including Birch, Acer, Mountain Ash and Crab Apple. To the rear of the property there is a South facing paved patio garden with raised beds. Our clients commissioned John Creed renowned sculptor to create the unique railings and gates surrounding St James Road.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band E.

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.

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.

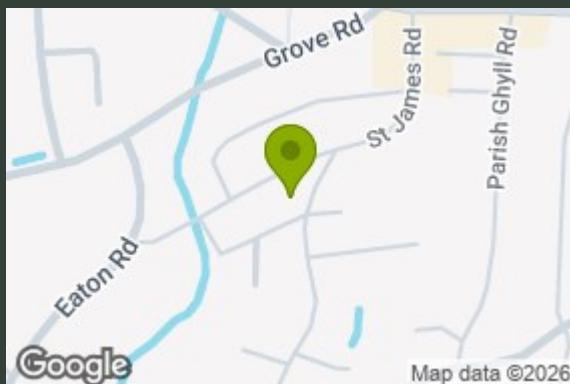
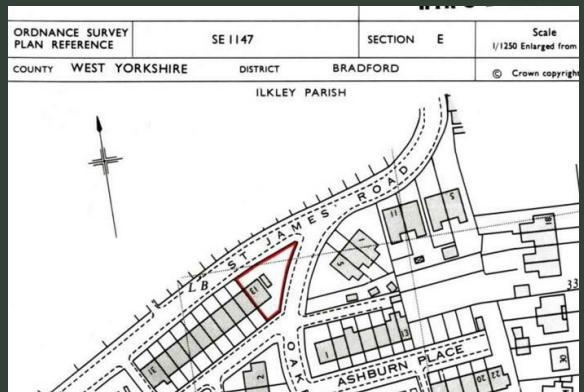
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



The gardens are a particular feature given the large corner plot and unusually for a property of this style and location there is a garage and driveway.



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(31-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current Potential	
83	67
EU Directive 2002/91/EC	

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