



Parish Ghyll Walk, Ilkley, LS29

£825,000

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# Parish Ghyll Walk, Ilkley, LS29

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A three bedroom detached family home offering well proportioned accommodation in a sought after residential area with long distance views. The property offers the opportunity to convert the lower ground floor and turn it into additional living accommodation subject to planning. The accommodation currently comprising entrance hall, living/dining room, three bedrooms, a bathroom and a shower room. The lower ground floor comprises of a large double garage with the addition of a large workshop. Outside there is a large South facing rear garden with a spacious storage unit having power and to the front a large area to park several cars. Viewing is highly recommended to fully appreciate the accommodation.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles away.







## ACCOMMODATION

This property benefits from UPVC double glazing and gas fired central heating throughout and solid oak doors throughout.

## GROUND FLOOR

From the driveway two flights of steps lead up to a part glazed, wood effect UPVC front entrance door with glazed side panel. Leading to:

## ENTRANCE HALL

Spacious entrance hall having doors leading to all of the rooms in the property and a useful storage cupboard. There are two radiators and also alarm panel located next to the front door.

## LIVING/DINING AREA

20'8" x 19'8"

Double oak doors lead into the living dining area with its large bow window to the front elevation and its far reaching views and large glazed door and side panels to the rear elevation leading out onto the decked area and overlooking the large mature garden. The spacious room has a coal effect gas fire with a polished stone surround, archway leading to dining area with good sized space for a dining table, two large radiators, recessed spotlights and TV point.



## KITCHEN

15'0" x 7'11"

Having glazed door and window to the rear elevation, the kitchen has a good range of wall and base units, granite work surfaces, recessed stainless steel 1.5 sink with mixer tap over, integrated double electric oven, electric induction hob with extractor over, integrated slimline dishwasher, plumbing for washing machine and space for American style fridge freezer, granite worktops, tiled splash backs, recessed spotlights and radiator.

## MASTER BEDROOM

14'8" x 9'11"

Good sized double bedroom having window to the front elevation and its beautiful far reaching views, fitted wardrobes, radiator and recessed spotlights.

## BATHROOM

Having two windows to the side elevation, this fully tiled bathroom has a deep soaking jacuzzi tub, walk in shower with thermostatic rainfall shower, semi recessed basin with mixer tap over, back to wall toilet with concealed cistern, wall mounted stainless steel towel radiator, extractor and recessed spotlights.

## BEDROOM TWO

16'2" x 9'1"

Good sized double bedroom having windows to the side and rear elevations, recessed spotlights and radiator.



### BEDROOM THREE

11'3" x 7'11"

Having window to the rear elevation, recessed spotlights and radiator.

### SHOWER ROOM

Fully tiled shower room having window to the side elevation, walk in cubicle with thermostatic shower, built in vanity unit with semi recessed basin and back to wall toilet with concealed cistern. Wall mounted stainless steel towel radiator, extractor and recessed spotlights.

### LOWER GROUND FLOOR

Accessed from outside by either garage or door directly into the workshop.

### DOUBLE GARAGE

20'7" x 19'0"

Very spacious double garage having electric up and over door, water, electrics, radiator, hot water cylinder and opening through to the workshop area.

### WORKSHOP

20'5" x 15'4"

Good sized workshop having window to the front elevation, stainless steel sink unit, electrics and alarm system.



### OUTSIDE

To the front of the property, a sloped driveway leads up to an area in front of the double garage which provides ample parking for several cars. To the rear of the property is a beautiful private garden with a large lawn area, mature trees and borders, stone wall, large wooden decking area and steps down to the front garden.

### SOLAR PANELS

The property benefits from its own fully owned solar panels generating approximately £600 per annum.

### DIRECTIONS

From the centre of Ilkley, continue along Leeds Road/A65. Turn left onto Bolton Bridge Road/B6382, turn right onto St. James Rd, turn left onto Oakburn Rd, at the end of the road go straight over onto Princess Rd and turn immediately right onto Parish Ghyll Walk, the property is at the top of the lane straight ahead.





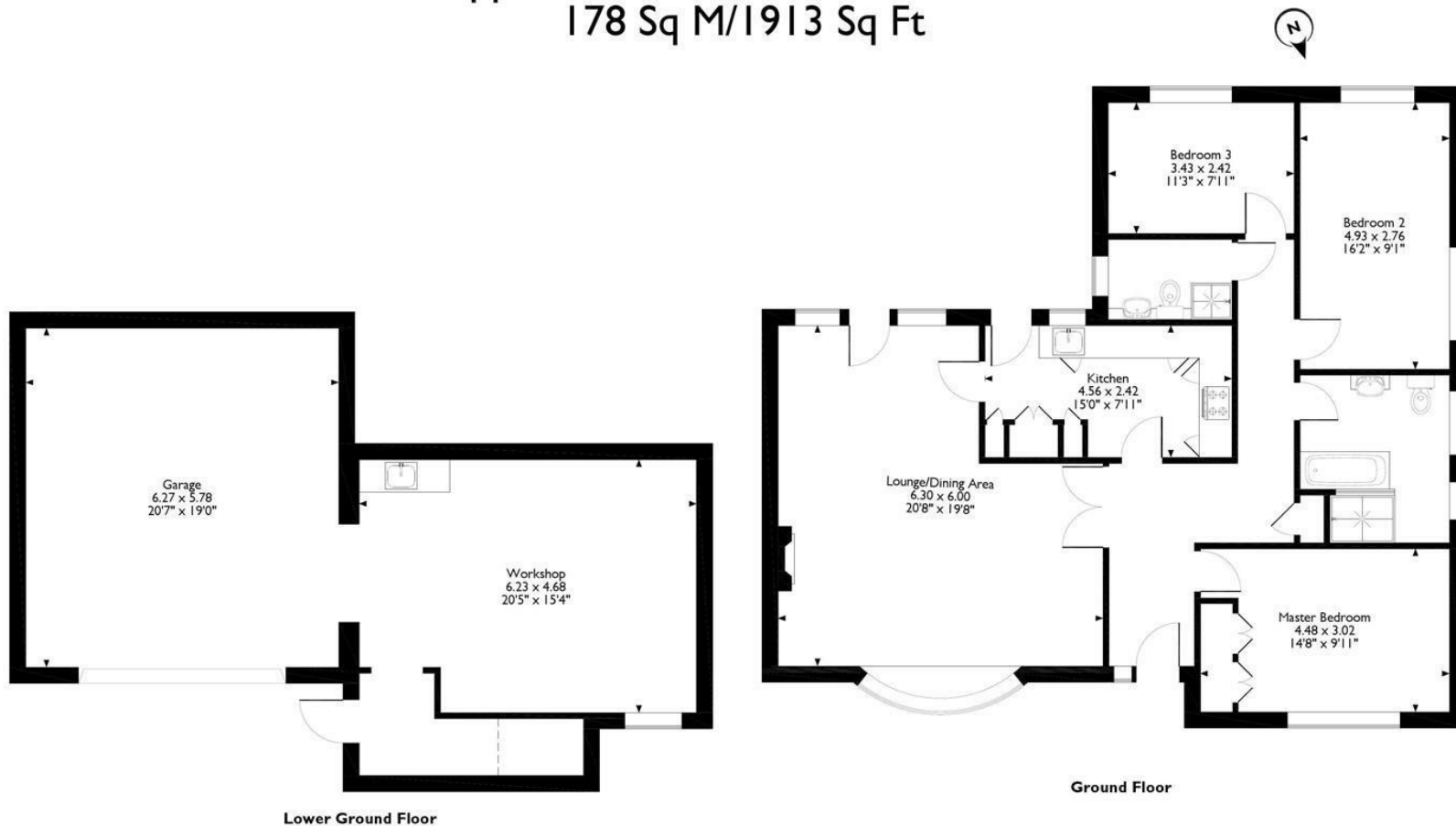
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Gross Internal Area  
178 Sq M/1913 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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