



White Heath

Bolling Road | Ben Rhydding | LS29 8QD

£695,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

White Heath

Bolling Road | Ben Rhydding | LS29

8QD

£695,000

A well proportioned detached bungalow situated a short level stroll from Ilkley town centre.

Something of a rarity to the market this detached bungalow has a delightful south facing rear garden with a generous double garage and driveway. The accommodation briefly comprises entrance porch, breakfast kitchen, dining space, living room, conservatory, downstairs cloak room, house bathroom, principal bedroom with ensuite bathroom facilities and two further bedrooms

- Detached bungalow
- Double garage and driveway
- Level stroll into the town centre
- Three bedrooms
- South facing rear gardens
- Well proportioned rooms

Entrance Hall

18'23 x 8'36 (5.49m x 2.44m)

A welcoming entrance hall with a door to the front elevation with a feature fan light window over, built in cloaks cupboard, separate cupboard housing the boiler and loft access with a pull down ladder.

Cloakroom

6'99 x 3'77 (1.83m x 0.91m)

With a pedestal wash basin, WC, tiling to the splash area, exposed wooden floorboards and a window to the front elevation.

Side Entrance Porch

With a Upvc door leading to the kitchen

Breakfast Kitchen

16'30 x 9'83 (4.88m x 2.74m)

Stable style door leading to the kitchen; comprising a range of shaker style wall and base units, coordinating wood effect work tops and tiling to the splash area. Integrated Neff oven, hob and extractor fan over. Plumbing for a washing machine, dishwasher and tumble dryer. A ceramic bowl and drainer with mixer tap over, pantry cupboard and generous built in cupboard. Tiled effect flooring, spotlights to the ceiling and a window to the front and side elevation.

Dining Area

15'19 x 12'15 (4.57m x 3.66m)

With a window to the rear and side elevation



A well proportioned three bedroomed detached bungalow situated a short level stroll from Ilkley town centre. Something of a rarity to the market this detached bungalow has a delightful south facing rear garden with a generous double garage and driveway. The accommodation briefly comprises entrance porch, breakfast kitchen, dining space, living room, conservatory, downstairs cloak room, house bathroom, principal bedroom with ensuite bathroom facilities and two further bedrooms.



Sitting Room

16'83 x 11'83 (4.88m x 3.35m)

With a stone feature fireplace with a living flame gas fire, built in book cases and cupboards to the recesses.

Conservatory

13'89 x 9'51 (3.96m x 2.74m)

With a window to the rear elevation and door to the side leading out to the rear garden

Bedroom One

15'32 x 14'01 (4.57m x 4.29m)

With a window to the rear enjoying views across the garden and a window to the side elevation. Built in wardrobes.

Ensuite bathroom

11'73 x 8'17 (3.35m x 2.44m)

Having a window to the side elevation and comprising a bath, shower cubicle, vanity sink unit, WC, exposed floorboards and tiling to the splash area.

Bedroom Two

13'41 x 10'3 (3.96m x 3.12m)

A window to the side elevation and built in wardrobes.

Bedroom Three/Study

13'38 x 9'82 (3.96m x 2.74m)

With a window to the front elevation

Bathroom

7'37 x 7'34 (2.13m x 2.13m)

A three piece coloured suite composing a bath with shower over, WC and a pedestal wash basin. Fully tiled walls and a window to the front elevation.

Outside

To the front of the property there is a pair of wrought iron gates with a drive leading to a detached garage. Stones steps lead to the front door. Raised flower beds. To the rear of the property there is an enclosed private lawn garden with mature hedges, shrub borders and a paved patio area.

Detached double garage

19'54 x 18'97 (5.79m x 5.49m)

With two up and over doors. An area of the garage has partitioned walls to create a home office.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

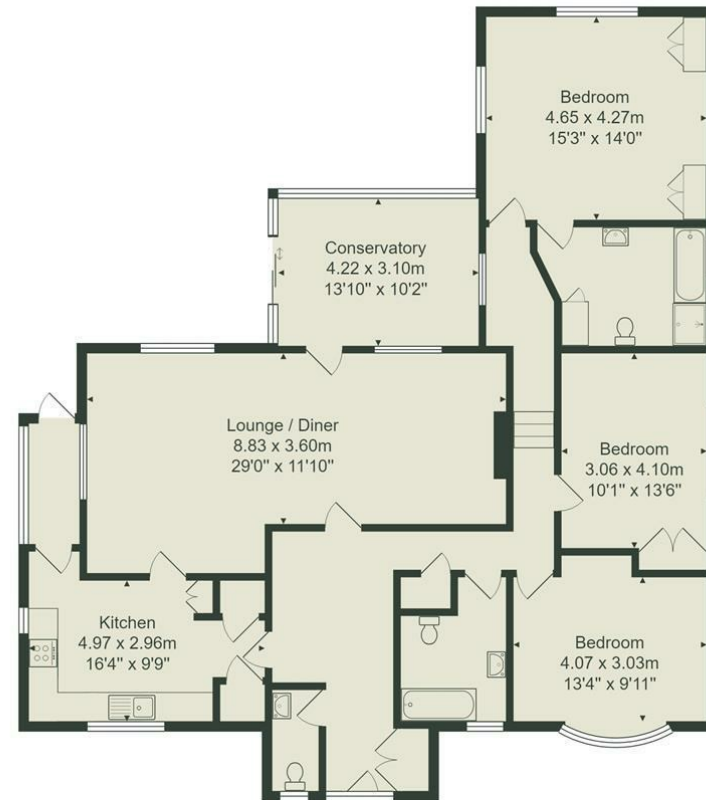
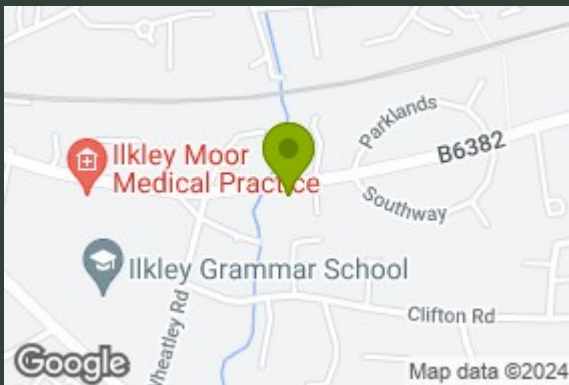
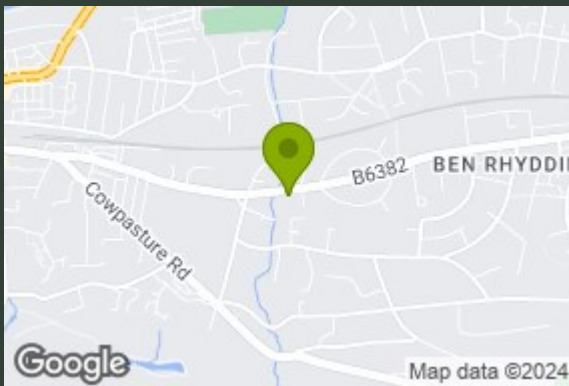
City of Bradford Metropolitan District Council Tax Band F.

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.

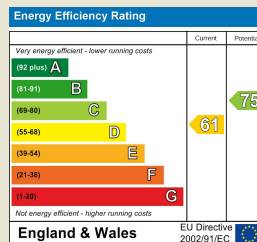
Please Note

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.



Total Area: 161.6 m² ... 1739 ft²

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/