



Bolling Road | Ben Rhydding | LS29 8QQ

Asking price £550,000

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Trusted Estate Agents

86 Bolling Road | Ben Rhydding
Ilkley | LS29 8QQ
Asking price £550,000

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

Ground Floor

Reception Hall

13'5 x 6'0 (4.09m x 1.83m)

With an understairs cupboard and additional store cupboard.

Sitting Room

20'2 x 12'5 (max) (6.15m x 3.78m (max))

Featuring an electric fire with tiled surround and hearth (provision for an open fire). Lovely dual aspect.

Kitchen

32'9"16'4" x 32'9"6'6" (10'5 x 10'2)

Comprising a good range of base and wall units with coordinating work surfaces, concealed lighting and splashback. Appliances include a range cooker with five ring gas hob, fridge/freezer and a washing machine. A door leads out to the rear garden.

Bedroom

11'10 x 10'4 (3.61m x 3.15m)

A double bedroom with fitted wardrobe, windows to two sides and a Southerly aspect.

Bedroom/Study

11'0 x 10'4 (3.35m x 3.15m)

A second double bedroom featuring a range of fitted wardrobes and a dual aspect.

Bathroom

7'5 x 5'10 (2.26m x 1.78m)

Bath with electric shower over, hand wash basin, w.c. and a heated towel rail.

First Floor

Bedroom

13'0 x 11'4 (3.96m x 3.45m)

A generous double bedroom with two fitted wardrobes, boarded under-eaves storage and an outlook towards Ilkley Moor.



An outstanding detached dormer bungalow providing spacious and versatile three bedroomed accommodation featuring a beautiful South facing garden.

Having been immaculately maintained by the current owners, this inviting home stands within an ample plot that boasts principally lawned gardens to the front and rear, detached garage and a driveway providing off-street parking for several cars. The property is situated within a brief, level walk of Ben Rhydding's various shops and the train station.



Shower Room

12'0 x 7'10 (3.66m x 2.39m)

Walk-in shower with sliding glass doors, hand wash basin, w.c, bidet and a large boarded under-eaves store area.

Landing

12'0 x 8'2 (3.66m x 2.49m)

Further under-eaves storage and a velux window providing a view of The Cow & Calf Rocks.

Outside

Garage

19'7 x 9'2 (5.97m x 2.79m)

Accessed via twin timber doors. With light, power and water.

Front Garden

A lawned garden with flower and shrub border.

Rear Garden

A standout feature is the South facing rear garden that includes a lawned section with beautifully kept flower and shrub borders, paved seating area and a summer house standing on top of an elevated decked area.

Driveway

A tarmac driveway to the side of the property plus a thoughtfully designed block paved area to the front provide off-street parking for several cars.

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.

Council Tax

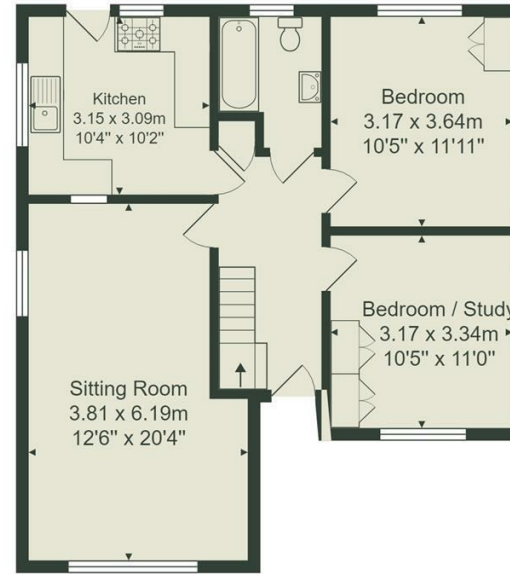
City of Bradford Metropolitan District Council Tax Band E

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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



Ground Floor



First Floor

Total Area: 98.9 m² ... 1064 ft² (excluding eaves storage)

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			80
(9-8) D		56	
(7-7) E			
(6-5) F			
(4-3) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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