



Winterfell

Rombalds Lane | Ben Rhydding | Ilkley | LS29 8RT

£675,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

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Ilkley | LS29 8RT
£675,000

An attractive detached bungalow of relatively modest proportions, standing within hugely impressive private grounds of about 0.6 of an acre. Rombalds Lane is part of a highly regarded neighbourhood of quality homes, about a mile from Ilkley town centre and within a short stroll of the famous Ilkley Moor.

The bungalow provides three bedroomed accommodation with an open plan living area. The property is considered suitable for significant extension or demolition and redevelopment to take maximum advantage of this exceptional setting (subject to obtaining any necessary planning consent).

The extent of 'Winterfell' is shown on the copy of the HM Land Registry plan included within these particulars. Please note that the area shaded blue is subject to a restrictive covenant preventing building on this part of the land.

- Detached Bungalow
- Potential To Significantly Extend
- Gardens Facing West & South
- 3 Bedrooms
- Garage & Store Room
- Suitable For Redevelopment (Subject to Planning)
- Approximately 0.6 Of An Acre
- Open Plan Living Area
- Bathroom
- Highly Regarded Neighbourhood

GROUND FLOOR

Covered Entrance
Leading to:



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Reception Hall

25'4" x 9'8" (7.72m x 2.95m)

With recessed cupboards.

Open Plan Living Area

Comprising:

Sitting Area

17'0" x 9'0" (5.18m x 2.74m)

With recessed spotlights and windows to two sides.

Dining Area

15'4" x 13'4" (4.67m x 4.06m)

With recessed spotlights.

Kitchen Area

13'0" x 8'6" (3.96m x 2.59m)

With a stainless steel sink unit with a mixer tap, range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces and fitted appliances including an electric oven and hob with extractor hood over, fitted fridge and freezer. Plumbing for a dishwasher and automatic washer. Separate island unit with further cupboards and a breakfast bar.

Bedroom/Study

11'0" x 10'0" (3.35m x 3.05m)

Bedroom

13'8" x 12'8" (4.17m x 3.86m)

With recessed wardrobes

Bedroom

14'2" x 11'5" (4.32m x 3.48m)

With recessed wardrobes.

Bathroom

With a panelled bath, wash basin with a cupboard beneath, low suite wc and a shower cubicle. Ceramic tiling to the walls and floor. Heated towel rail.

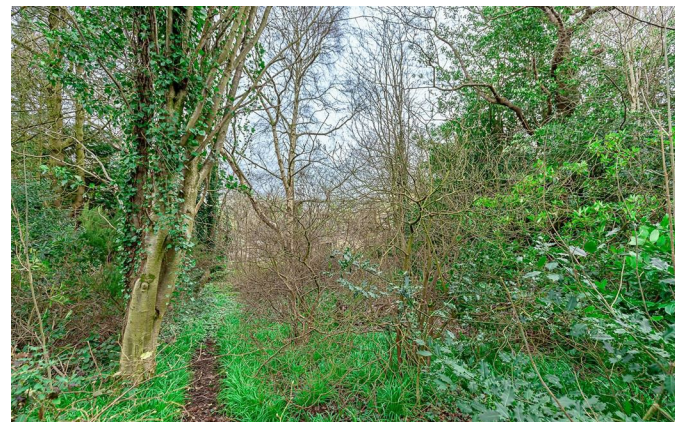
LOWER GROUND FLOOR

An internal staircase leads from the hall to:

Vestibule

With a store cupboard. Internal access to the garage.

OUTSIDE



Garage

28'0" x 12'9" (8.53m x 3.89m)

With an up and over door.

Adjoining Store

17'8" x 8'0" (5.38m x 2.44m)

Gardens

Winterfell stands within impressive grounds of about 0.6 of an acre (approx 2429 square metres).

The property is approached by a large forecourt providing plenty of off road parking. The garden is principally to west and south and enjoys a high degree of privacy.

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.

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

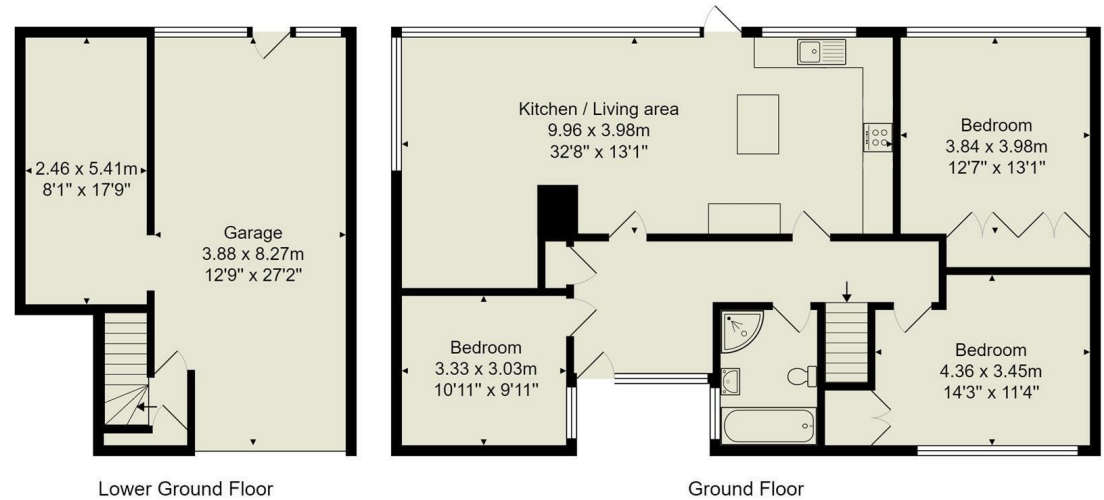
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

Estate Agents Act 1979

In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of a relative of an employee of Tranmer White Ltd.



The property has gas fired central heating and double glazing and with approximate room sizes, comprises:



Total Area: 110.9 m² ... 1194 ft² (excluding garage)

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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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