



Wheatley Grove | Ben Rhydding | Ilkley | LS29 8SA

£895,000

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High Tor

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Ilkley | LS29 8SA

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An exceptional stone built detached bungalow offering generously proportioned and imaginatively extended five bedroomed accommodation. The property stands within a particularly generous corner plot and from an elevated setting there are superb long distance views over the Wharfe valley.

- Stone Built Detached Bungalow
- Long Distance Views
- Five Bedrooms
- Sought After Location
- Generous Corner Plot
- Sitting Room and Dining Kitchen
- EPC Rating E

GROUND FLOOR

Central Reception Hall

12'6" x 10'9" (3.81m x 3.28m)

With a double glazed entrance door and a moulded ceiling cornice.

Dining Room

16'0" x 12'4" (4.88m x 3.76m)

With a recessed alcove, moulded ceiling cornice and glazed double doors leading to the sun room.

Sun Room

24'0" x 10'3" (7.32m x 3.12m)

An impressive room with extensive glazing and enjoying a lovely southerly aspect over the rear garden. Recessed spotlights. A sliding glazed door leads onto a large stone terrace.



An exceptional stone built detached bungalow offering generously proportioned and imaginatively extended five bedroomed accommodation. The property stands within a particularly generous corner plot and from an elevated setting there are superb long distance views over the Wharfe valley.

The property, which was reroofed in 2016, is principally arranged on the ground floor with the principal rooms enjoying a southerly aspect over the large and private rear garden. A



Sitting Room

18'0" x 19'0" (maximum) (5.49m x 5.79m (maximum))

With an attractive stone fireplace having a slate hearth and housing a gas stove. Windows to three sides having fine views over the valley. Moulded ceiling cornice and six wall light points.

Dining Kitchen

21'9" x 13'2" (6.63m x 4.01m)

Equipped to a high standard with a stainless steel sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. An island unit includes additional cupboards and a breakfast table. Integrated appliances include an electric oven and microwave cooker, an induction hob with extractor hood over, a dishwasher, fridge and freezer. Door to rear garden. Recessed spotlights and windows to two sides.

Inner Hall

With recessed spotlights and two wall light points.

Cloakroom

With a low suite WC and a wash basin with cupboards beneath. Part wall tiling.

Principal Bedroom

13'2" x 10'6" (4.01m x 3.20m)

With a full width range of fitted wardrobes.

En Suite Bathroom

With a panelled bath, wash basin with cupboards beneath and a low suite WC. Part wall tiling and recessed spotlights. Heated towel rail.

Bedroom 2

19'2" x 11'4" (5.84m x 3.45m)

With two windows enjoying views over the valley.

Bedroom 3

10'9" x 9'4" (3.28m x 2.84m)

With a range of full with fitted wardrobes.

Bedroom 4

12'6" x 7'10" (3.81m x 2.39m)

Bathroom

With a panelled bath, was basin with cupboards beneath, low suite WC and a large walk in shower. Ceramic tiled floor and recessed spotlights.

LOWER GROUND FLOOR

Inner Hall

With a door giving internal access to the garage.



Bedroom 5 / Study

9'9" x 9'9" (2.97m x 2.97m)

With recessed spotlights.

Utility Room

10'10" x 6'10" (3.30m x 2.08m)

With a low suite WC, wash basin, and a wall mounted gas fired central heating boiler. Plumbing for an automatic washer and space for a dryer.

OUTSIDE

Double Garage

21'0" x 15'7" (6.40m x 4.75m)

With an electrically operated up and over door. There is internal access from the lower ground floor.

Gardens

The property stands within a particularly generous plot. To the front is a block paved forecourt providing plenty of additional off road parking. To the rear is a lovely private south facing garden with a large stone terrace, lawns with flower borders and a number of established mature trees and shrubs.

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

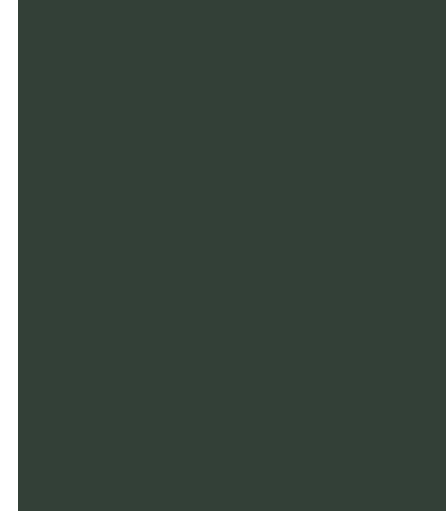
City of Bradford Metropolitan District Council Tax Band G

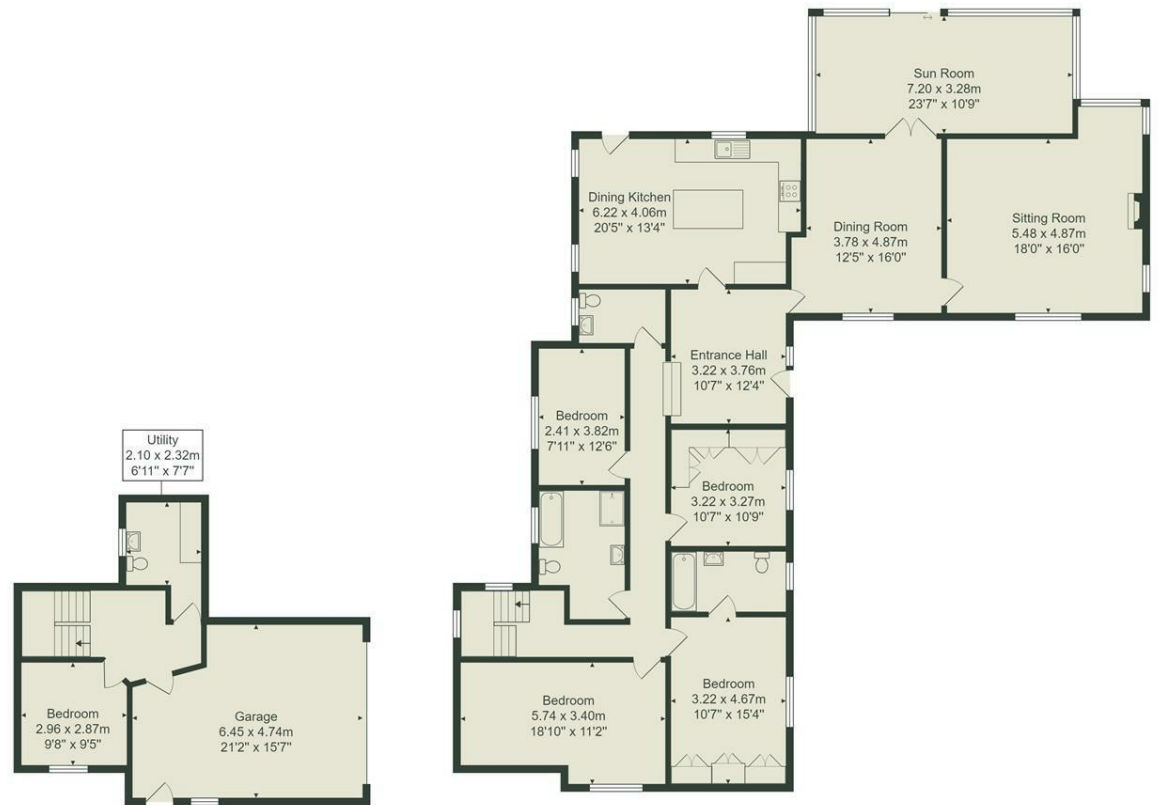
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Please Note

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: 257.8 m² ... 2775 ft²
 All measurements are approximate and for display purposes only.
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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		47	60
(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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