



# Spindleberry

Wheatley Road | Ilkley | LS29 8TS

Asking price £950,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

# Spindleberry

5 Wheatley Road |

Ilkley | LS29 8TS

Asking price £950,000

Arranged over two floors, Spindleberry is an outstanding detached home offering spacious and versatile accommodation that allows the property to function as either a bungalow or a family home.

Situated centrally within a generous plot and featuring award winning landscaped gardens, Spindleberry feels peaceful and secluded whilst still being a brief walk of Ilkley town centre. Approached via electric gates, the property provides off-street parking for several cars.

With gas fired central heating, the accommodation comprises:

## Ground Floor

### Covered Entrance

### Reception Hall

21'10" x 6'0" (6.65m x 1.83m)

An inviting reception hall with laminate wood flooring and a lovely outlook towards Middleton.

### Cloakroom

Comprising a hand wash basin and w.c.

### Sitting Room

17'10" x 14'0" (5.44m x 4.27m)

A generous sitting room featuring fitted plantation shutters, multi-fuel stove on marble hearth and French doors leading to:

### Conservatory

13'9" x 9'10" (4.19m x 3.00m)

With a lovely Southerly aspect and French doors leading to the garden.



Arranged over two floors, Spindleberry is an outstanding detached home offering spacious and versatile accommodation that allows the property to function as either a bungalow or a family home.

Situated centrally within a generous plot and featuring award winning landscaped gardens, Spindleberry feels peaceful and secluded whilst still being a brief walk of Ilkley town centre. Approached via electric gates, the property provides off-street parking for several cars.



## Dining Room

13'0 x 11'6 (3.96m x 3.51m)

Accessed from the reception hall via double doors, with wood flooring and French doors leading out to the garden.

## Dining Kitchen

24'0 x 11'10 (7.32m x 3.61m)

A beautiful, high quality dining kitchen comprising an extensive range of base and wall units with coordinating granite work surfaces, concealed lighting and a granite topped island. Integrated appliances include an oven, grill, four ring induction hob with hood over and a dishwasher. Ample space for a table and chairs plus a door leading out to the rear part of the garden.

## Utility Room

7'6 x 5'2 (2.29m x 1.57m)

Positioned off the kitchen and including a range of base and wall units with coordinating work surfaces. Space for a fridge/freezer and plumbing for a washing machine.

## Inner Hall

10'10 x 5'0 (max) (3.30m x 1.52m (max))

With laminate wood flooring and stairs leading to the first floor.

## Principle Bedroom

14'5 x 10'6 (4.39m x 3.20m)

A delightful double bedroom featuring a range of fitted wardrobes and French doors leading to the garden.

## Dressing Area

With a window to the side elevation.

## En Suite Shower Room

Comprising a walk-in shower, hand wash basin, w.c, bidet and a heated towel rail.

## Bathroom

Comprising a bath with shower over, hand wash basin, w.c. and a linen cupboard.



## First Floor

### Landing

With a velux window and access to the roof void.

### Bedroom

14'5 x 14'0 (4.39m x 4.27m)

A spacious double bedroom with fitted wardrobes and a dual aspect.

### Shower Room

Walk-in shower, hand wash basin and w.c.

### Bathroom

Featuring a Jacuzzi bath, walk-in shower, hand wash basin and w.c.

### Bedroom

17'7 x 16'0 (5.36m x 4.88m)

A light and airy double bedroom including a range of fitted wardrobes, cupboards, drawers and a dual aspect.

### Bedroom

13'6 x 8'3 (4.11m x 2.51m)

Featuring fitted wardrobes and a desk.

### Outside

#### Garage

20'0 x 16'0 (6.10m x 4.88m)

Double garage accessed either via an electric door to the front or a single door to the rear. Light and power. Housing the boiler.

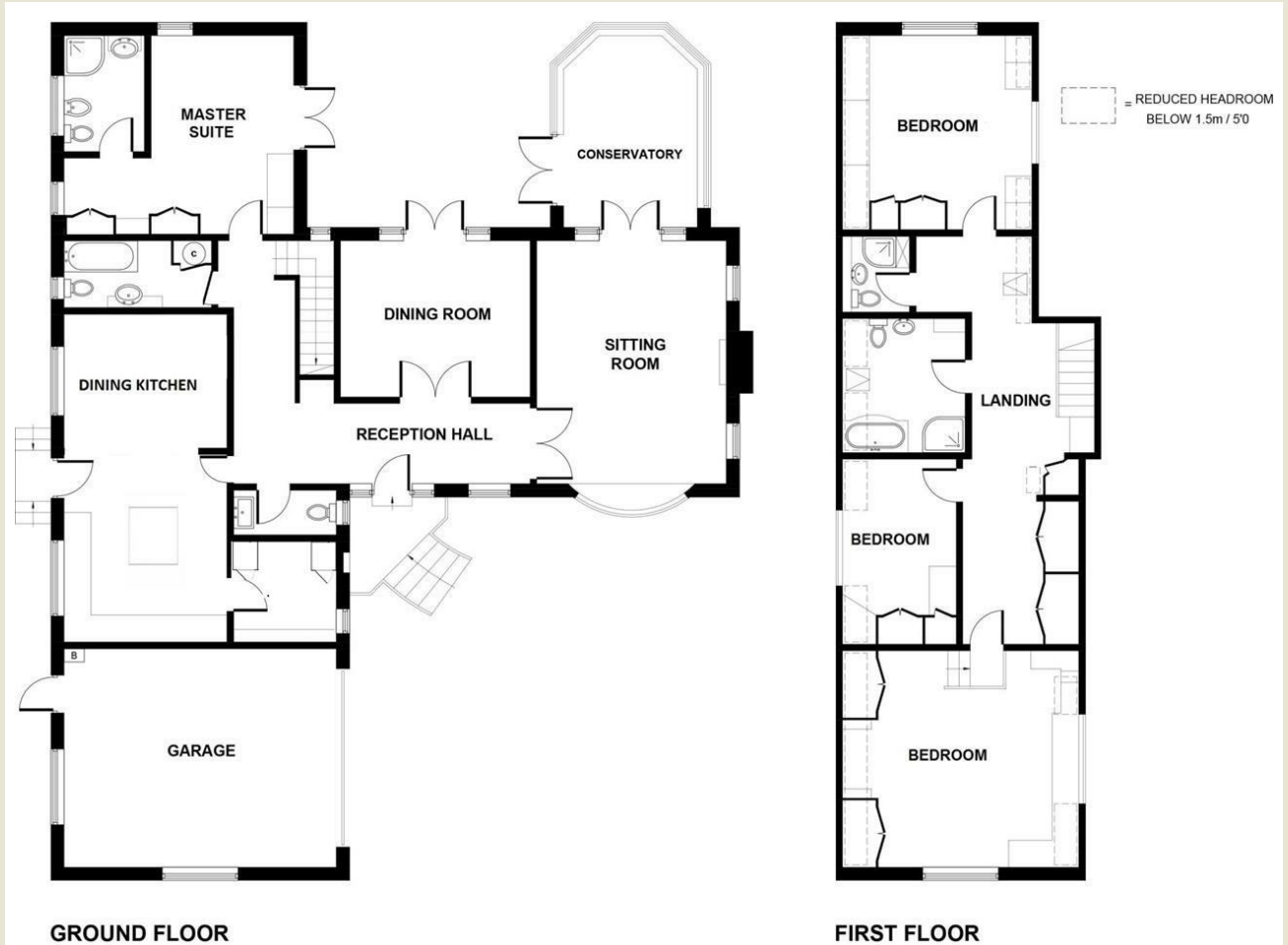
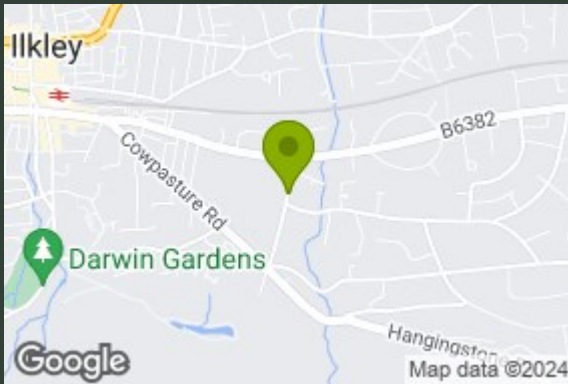
#### Driveway

Accessed via electric gates and providing off-street parking for several cars.

#### Garden

A stand-out feature of Spindleberry is the colourful, mature gardens that have been thoughtfully designed and enjoy a predominantly Southerly aspect. With lawned areas, paved seating areas and fruit trees. Pebbled paths lead through a rockery and the garden also includes a pond. Vegetable patch and potting shed.





## 5 WHEATLEY ROAD

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 548723)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141  
 ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>