



Moorfield Road | Ben Rhydding | LS29 8BL

Guide price £795,000

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21 Moorfield Road | Ben Rhydding  
LS29 8BL  
Guide price £795,000

A substantial five bedroomed family home arranged over three floors, occupying an excellent position in one of Ben Rhydding's most sought after locations.

With mature trees running along both sides, Moorfield Road features a blend of attractive period properties and is renowned for its secluded nature, whilst being within a brief stroll of Ben Rhydding train station. Now in need of modernisation, this spacious semi-detached home features a newly laid driveway and benefits from long distance views to the front and rear.

With gas central heating, the accommodation comprises

#### Ground Floor

##### Reception Hall

11'9 x 9'10 (3.58m x 3.00m)

With wood panelled walls, stripped pine floor, leaded stained glass window, picture rail and an understairs cupboard.

##### Claokroom

With hand wash basin and w.c.

##### Sitting Room

16'0 x 14'9 (into bay) (4.88m x 4.50m (into bay))

A spacious sitting room including a solid fuel stone on stone hearth with brick surround. Bay window to the front elevation.

##### Living Room

17'11 x 13'5 (5.46m x 4.09m)

Featuring a solid fuel stone on stone hearth with brick surround, stripped pine floor and a stained glass window.

##### Dining Room

12'6 x 11'1 (max) (3.81m x 3.38m (max))

With a pine floor.



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### Dining Kitchen

20'6 x 13'9 (6.25m x 4.19m)

A light and airy dining kitchen with exposed beams comprising a good range of base and wall units with coordinating work surfaces and an AGA. French Doors lead out to the rear garden.

### First Floor

#### Bedroom

16'2 x 14'7 (4.93m x 4.45m)

A double bedroom enjoying an outlook towards the Cow & Calf Rocks.

#### En Suite

9'10 x 8'1 (3.00m x 2.46m)

Comprising a walk-in shower, hand wash basin set within vanity unit, w.c. and a heated towel rail.

#### Bedroom

13'11 x 13'5 (4.24m x 4.09m)

With laminate wood flooring.

#### Bedroom

13'10 x 12'6 (4.22m x 3.81m)

Featuring a hand wash basin and a dual aspect.

#### Bathroom

9'0 x 7'7 (2.74m x 2.31m)

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

### Separate W.C

### Second Floor

#### Bedroom

14'10 x 14'7 (max) (4.52m x 4.45m (max))

A further double bedroom.

#### Bedroom

12'2 x 9'8 (3.71m x 2.95m)

Featuring a fitted store cupboard and exposed beam.

#### Shower Room

Including a walk-in shower, hand wash basin and a heated towel rail.

### Outside

#### Front Garden

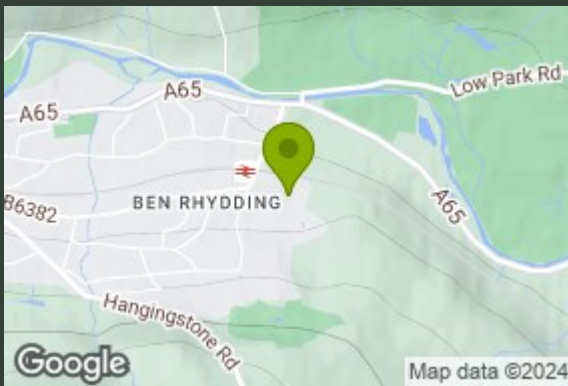
A south facing front garden that is due to have a newly laid lawn.

#### Rear Garden

A principally lawned rear garden including an elevated gravelled area.

#### Driveway

A newly laid tarmacadam driveway.



Total Area: 226.1 m<sup>2</sup> ... 2433 ft<sup>2</sup>  
 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			
(91-91) B			
(69-80) C			73
(55-68) D		50	
(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/>