



Moorfield Road | Ben Rhydding | LS29 8BL

Guide price £675,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

21 Moorfield Road | Ben Rhydding
LS29 8BL
Guide price £675,000

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.



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.



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

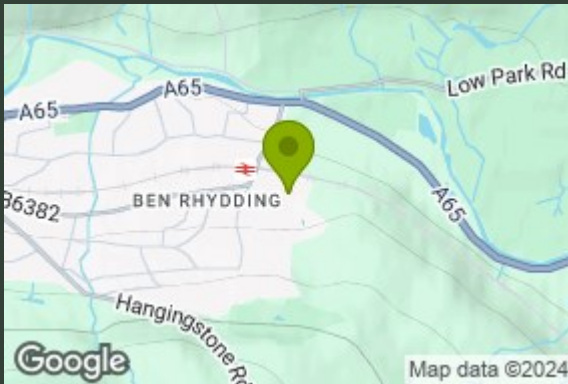
A south facing front garden that is due to have a newly laid lawn.

Rear Garden

A principally lawned rear garden including an elevated gravelled area.

Driveway

A newly laid tarmacadam driveway.



Total Area: 226.1 m² ... 2433 ft²
 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			73
(9-9) D			
(8-8) E		50	
(7-7) F			
(1-1) 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/