



Slates Lane | | Ilkley | LS29 0DU

Guide price £950,000

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High Croft, Slates Lane |
Ilkley | LS29 0DU
Guide price £950,000

A superb four bedroomed detached property situated in an elevated position with panoramic views of the Wharfe valley and across towards Ilkley Moors.

Being just a short drive down Curly Hill into the centre of Ilkley the property offers a wonderful balance of a rural setting but yet is within easy striking distance of the town centre and the train station.

The accommodation briefly comprises to the ground floor an entrance porch, leading to a hallway with cloakroom, study/bedroom, sitting room, dining room, conservatory, kitchen and utility room. To the first floor there are four double bedrooms the principal having ensuite facilities and a house bathroom. Outside the property has generous gardens and an integral garage.

Entrance porch

With an inset door mat and a tiled floor

Entrance Hall

12'92 x 10'0 (3.66m x 3.05m)

Having an understairs storage cupboard, further storage cupboard and an internal window to the dining room. Our clients have fitted a 'Stiltz' lift which could easily be removed.

Cloakroom

Having a window to the front elevation, WC, pedestal wash basin, heated towel rail, a tiled floor and part tiled walls.



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Kitchen

12'91 x 9'91 (3.66m x 2.74m)

A range of Oak effect walls and base units with coordinating worktops, one and a half bowl sink and drainer and tiling to the splash areas. Appliances to include an oven, fridge and dishwasher. A window to the rear elevation and serving hatch.

Utility

15'06 x 6'48 (4.72m x 1.83m)

A generous utility room with a window and door to the rear elevation. A range of wall and base cupboards. Appliances to include fridge and freezer. Tiling to the floor and integral access to the garage.

Dining Room

14'0 x 9'92 (4.27m x 2.74m)

Having a window to the rear elevation and doors leading to both the conservatory and the sitting room.

Sitting Room

22'0 x 13'73 (6.71m x 3.96m)

A generous room with windows to both the front and rear elevation. A stone fireplace with an open hearth.

Bedroom/Study

12'94 x 9'83 (3.66m x 2.74m)

A window to the front elevation.

Conservatory

10'13 x 9'09 (3.05m x 2.97m)

With a tiled floor.

Stairs to the first floor

Landing

With a double airing cupboard and eaves access.

Principal Bedroom

15'7 x 14'64 (4.75m x 4.27m)

Having a window to the rear and side elevation, three generous storage cupboards and loft access.

Ensuite Shower Room

10'99 x 5'38 (3.05m x 1.52m)

With window to the front elevation, corner shower cubicle, WC, bidet, vanity sink, heated towel rail, tiled floor and part tiled walls.

Bedroom Two

16'78 x 13'81 (4.88m x 3.96m)

With a window to the rear and side elevation. Access to eaves storage.



Bedroom Three

11'98 x 10'95 (3.35m x 3.05m)

With a window to the front elevation, storage cupboard and loft access.

Bedroom Four

12'19 max x 11'57 (3.66m max x 3.35m)

With a window to the front elevation and access to the lift.

Bathroom

12'24 x 5'94 (3.66m x 1.52m)

Comprising a bath, WC, vanity sink unit and double shower cubicle. Half tiled walls and floor area. A window to the rear elevation and access to eaves storage.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band G.

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.



From an elevated position 'High Croft' enjoys panoramic views over Wharfedale and across to Ilkley Moor.

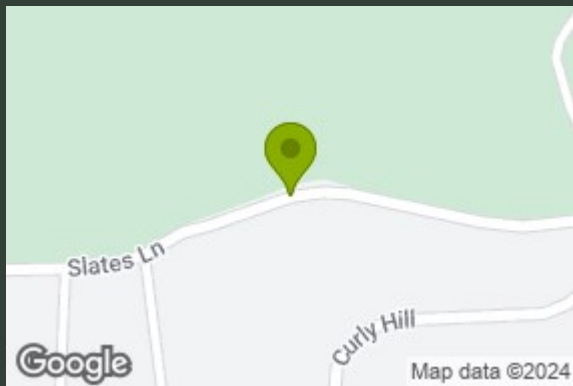




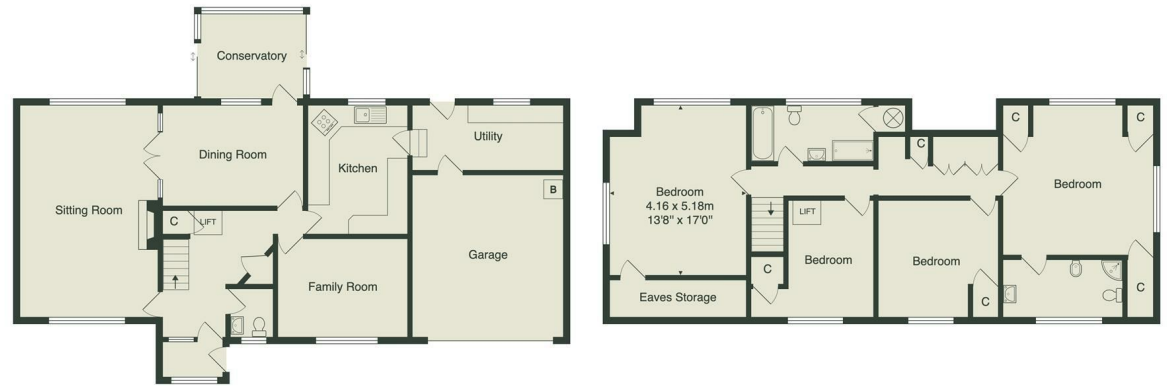
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Total Area: 199.2 m² ... 2144 ft² (excluding garage, eaves storage)

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 | | 60 | 77 |
| (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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