



Bank View | Menston | Ilkley | LS29 6NF

£1,150,000

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One of Menston's best kept secrets. Welcome to 'Bank View'! A fabulous period detached home situated in the heart of the village tucked back off Main street. This elegant five bedroomed detached property has been meticulously renovated by the current owners to create a charming period home presented to an exceptional standard. On entry to the property you are greeted by a welcoming hallway, sitting room, formal dining room, cinema room, study, open plan living kitchen, utility room and cloakroom. To the first floor there are four double bedrooms one having ensuite facilities and a family bathroom. To the second floor there is a light and airy principal suite with a balcony and ensuite wet room. Outside the property has a large private, lawned fully walled garden and patio area together with detached garage, driveway, garden store plus further driveway providing ample parking.

- Period detached home
- Five double bedrooms
- Four reception rooms
- Council tax band G
- Generous lawned gardens
- Central village location
- Three bathrooms
- Detached garage
- CAT 5 Wiring
- Two driveways

Ground Floor

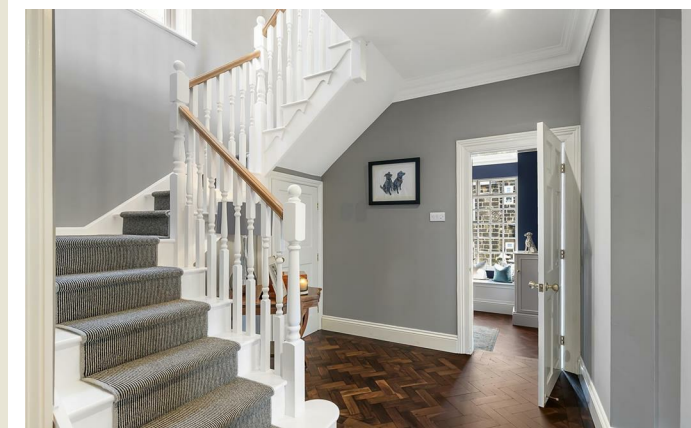
Entrance hall

A solid wood door opens into an inviting hallway with reclaimed parquet wood flooring, decorative archway, coving to the ceiling and a useful under stairs storage cupboard. Access to the cellar via a floor hatch.

Cellar

12'97 x 9'72 (3.66m x 2.74m)

A useful storage area with power & light. Wall mounted boiler.



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Study

11'77 x 11'59 (3.35m x 3.35m)

With a window to the rear and a multi-paned bay window to the side elevation complete with window seat also providing extra storage. A range of bespoke built in bookcases and cupboards. Reclaimed parquet wood flooring, ceiling cornice and rose. External door to the side elevation.

Cloakroom

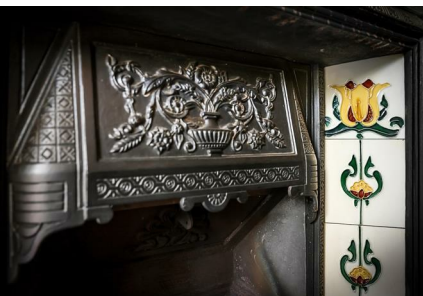
Having a window to the rear elevation, a wall mounted washbasin with tiling to the splash area, WC and a tiled floor.

Living Kitchen

17'87 max 13'40 min x 24'49 (5.18m max 3.96m min x 7.32m)

A wonderful entertaining space with bi fold doors allowing direct access onto the patio area. This room has plenty of space for a large dining table and chairs plus sofa creating a wonderful living kitchen. There is a range of contemporary wall and base units with granite work tops and upstands. Integrated appliances to include Neff eye level double grill and conventional fan oven, steamer and microwave, Neff induction hob and separate gas ring with ceiling extractor fan (remote controlled). Double under counter fridges, full height freezer, dual zone wine fridge, dishwasher and twin recessed stainless steel sinks with mixer tap over. Central island providing further storage cupboards. Windows to both the side and rear elevations. Velux window and ceiling speakers. Tiling to the floor area and underfloor heating.





Utility room

8'75 x 6'81 (2.44m x 1.83m)

A stable style door to the front elevation, Velux window to the ceiling and a window to the side elevation. A range of high gloss wall and base units. Stainless steel sink and drainer. Plumbing for a washing machine and provision for a tumble dryer in a removable independent unit.

Cinema Room

12'72 x 10'50 (3.66m x 3.05m)

A perfect space for watching movies with five surround sound in-ceiling speakers and subwoofer cabling! Panel effect walls, cornice to the ceiling, window to the rear elevation and reclaimed wood parquet flooring.

Sitting Room

17'82 x 13'08 (5.18m x 4.17m)

Having a stunning bay window to the front elevation overlooking the gardens and a single window to the side elevation, bespoke built in bookcase and cupboards to the recess, a wooden fireplace surround, open fire grate, tiled slips and a stone hearth. Reclaimed wood parquet flooring, ceiling rose and cornice.

Dining room

17'89 x 13'06 (5.18m x 4.11m)

A wonderful formal dining space with a bay window to the front elevation, ceiling rose and cornice. A cast iron fireplace, tiled slips, slate hearth and wooden surround. Reclaimed wood parquet flooring.

First floor

Landing

With windows to both the front and rear elevation, two ceiling roses and cornice. Storage cupboard.

Bedroom Two

14'44 x 13'41 (4.27m x 3.96m)

Having dual aspect window to both the front and side elevations. Walk in wardrobe and cornice to the ceiling. Ceiling speakers and TV point.



Ensuite Shower Room

6'23 x 6'08 (1.83m x 2.03m)

Comprising a corner shower cubicle, pedestal wash basin, WC, chrome heated towel rail, tiling to part of the walls and floor area and spotlights to the ceiling. A window to the rear elevation.

Bedroom Three

15'40 x 13'14 (4.57m x 3.96m)

With dual aspect window to the front and side elevations, a wooden fireplace surround with cast iron grate inset and cornice to the ceiling.

Bedroom Four

15'41 x 11'05 (4.57m x 3.48m)

With dual aspect windows to the front and side elevation, a cast iron fireplace with a stone hearth and cornice to the ceiling.

Bedroom Five

12'81 x 11'85 (3.66m x 3.35m)

A multi-paned bay window to the side elevation, cast iron fireplace and cornice to the ceiling.

Bathroom

9'84 x 7'81 (2.74m x 2.13m)

A period style bathroom suite with 'Sanitan' fittings comprising a claw foot bath with centralised taps, half pedestal wash basin, WC, corner shower cubicle and a heated towel rail. A window to the rear elevation, tiling to the floor and wall areas.



Second Floor

Principal Suite

15'61 x 15'33 (4.57m x 4.57m)

A beautiful light and airy space with French doors leading onto a south facing balcony with wonderful views onto the bank hence the house name 'Bank View'. There are also window to the side and rear elevation. Two generous eaves storage cupboards. Ceiling speakers and TV point.

Ensuite Wet Room

10'91 x 7'37 (3.05m x 2.13m)

A fully tiled wet room with a rainfall style shower, separate attachment and glass screen. Pedestal wash basin, WC, heated towel rail and Velux window.

Outside

Detached Garage

17'22 x 12'09 (5.18m x 3.89m)

With an electric roller shutter door, power and lights.

Garden Store

10'4 x 4'66 (3.15m x 1.22m)

Useful garden store with power and lights.

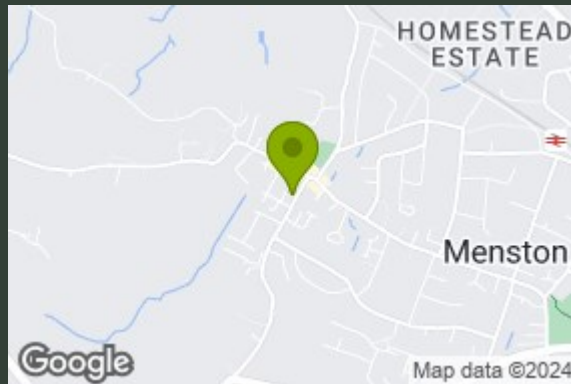
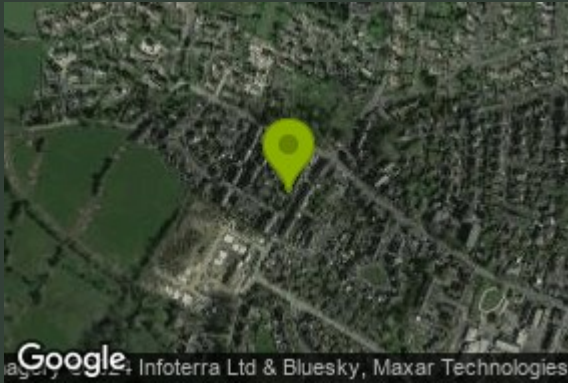
Garden

The property is approached via double gates to a driveway leading to the detached garage. The gardens to the front of the house are south facing, fully walled and offer a large expanse of lawned area bound by mature trees and shrubs providing an excellent degree of privacy. There are two stone flagged patio areas with outside speakers. There is also Cat 5 wiring in place to the pedestrian gate. There are well stocked flower and shrub borders. A gravel path leads down the side of the property to a further gated access and parking.



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TOTAL FLOOR AREA : 2880 sq.ft. (267.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		57	74
(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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