



Richmond House, 49 Cowpasture Road | | Ilkley | LS29 8SY

£525,000

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WHITE**
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Key features

- Victorian stone built Semi detached
- Off road parking for two cars
- Four Bedrooms
- Three reception rooms
- Dining Kitchen
- Impressive Views
- Council tax band E
- Gas central heating
- Double Glazed windows throughout

Description

An imposing Victorian semi detached property situated in an ideal location a short walk to the centre of Ilkley. The property offers an abundance of period features such as high ceilings, cornice and marble fireplaces. The property would now benefit from some upgrading and briefly comprises; Covered entrance porch, entrance hallway, three reception rooms, dining kitchen, cloakroom/utility room, four double bedrooms and two bathrooms. Outside the property offers two off road parking spaces, useful garden store and a lawned garden.



An imposing Victorian semi detached property situated in an ideal location a short walk to the centre of Ilkley.

Covered Entrance Porch

A lovely covered area ideal for a garden seat and enjoying an al fresco drink.

Entrance Hall

A solid wood door with original stained glass window opening onto the hallway, with high ceilings, cornice and stairs leading off to both the first and lower ground floors.

Living Room

15'1 x 14'0

Having a window to the front elevation and a bay window to the side. Cornice to the ceiling, picture rail and a ceiling rose. Stone fireplace with a wood burning stove.

Sitting Room

16'7 x 11'9

With a bay window to the front elevation, impressive marble fireplace with tiled slips and an open grate, cornice to the ceiling, picture rail and ceiling rose.

Stairs down to the Kitchen

Dining Kitchen

17'0 x 11'5

Comprising of a range of wall and base units with coordinating worktops. One and a half bowl stainless steel sink and drainer and tiling to the splash areas. Plumbing for a dishwasher and provision for a gas cooker. Original built in cupboards and exposed floorboards. A bay window to the front elevation and an external door to the side giving access to the off road parking and garden.

Family Room

14'9 x 13'5

With a bay window to the side elevation and coving to the ceiling.

Cloakroom/Utility

5'7 x 3'4

Plumbing for a washing machine, WC, washbasin and part paneled walls.

Stairs to the First floor





**Bedroom One**

13'10 x 11'9

With cornice to the ceiling and a picture rail. A window to the front elevation and built in wardrobes. Marble fireplace with a cast iron fire inset. Corner vanity unit with washbasin inset.

Bedroom Two

11'5 x 11'2 max

With a window to the side elevation, picture rail, cornice to the ceiling, vanity washbasin and a marble fireplace.

Shower Room

14'6 x 4'7 max

With two windows to the front elevation, WC, bidet, pedestal wash basin, shower cubicle, tiling to the splash areas and a tiled floor.

Stairs to second floor

With a velux window to the ceiling and loft access with a pull down ladder providing further storage.

Bedroom Three

13'7 x 11'9

Having a window to the side elevation with stunning views towards Middleton and exposed floorboards.

Bedroom Four

13'1 x 11'3

Having a window to the side elevation with views towards Ilkley Moor, built in cupboards and worktops. A vanity washbasin.

Bathroom

5'6 x 3'6

With a window to the front elevation, tiling to the walls and a bath with shower over.

Outside

Stones step lead to the front of the property and a useful covered veranda area. To the side of the house is a lawned garden bound with an established privet hedge and shrub borders. Further garden to the front of the kitchen window with a raised bed and a path leading to the external storage.

Parking

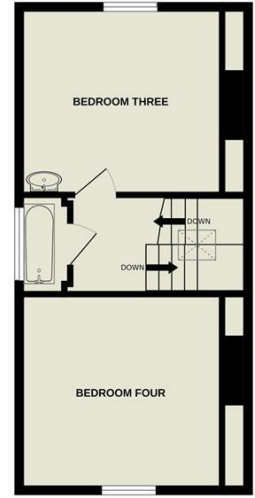
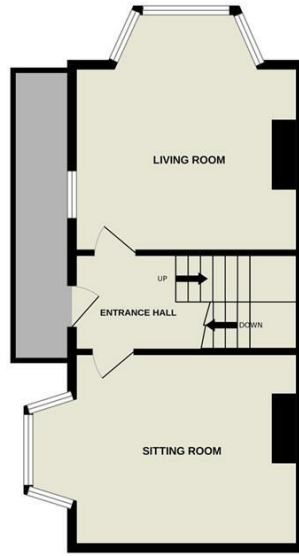
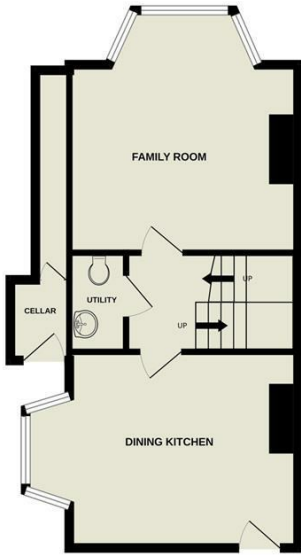
Tandem off road parking for two vehicles.

Outside Storage

17'8 x 4'7

With Power and lights.

Floor plans



TOTAL FLOOR AREA : 1787 sq.ft. (166 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			82
(69-80) C			
(55-68) D		59	
(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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