



12 Cheltenham Avenue | | Ilkley | LS29 8BN

£749,950

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12 Cheltenham Avenue |  
Ilkley | LS29 8BN  
£749,950

A smart two/three bedroomed detached property occupying a generous plot with a south facing rear garden. Situated in a convenient location with easy access to Ben Rhydding train station and various amenities within a short walk. The accommodation is laid out over two floors offering the flexibility for a bedroom on the ground floor if required. The layout in brief comprises an entrance porch, hallway, cloakroom, kitchen, utility room, bedroom/ study, sitting room, two further bedrooms the larger having ensuite bathroom facilities and a dressing room. Externally the property has a driveway, good-sized gardens and an integral garage.

- Well planned accomodation
- Two/Three bedrooms
- South facing Gardens
- Close to Ben Rhydding train station
- Council tax band F
- Integral garage

#### Entrance Porch

With a upvc entrance door.

#### Hallway

11'23 x 6'21 (3.35m x 1.83m)

With an engineered Oak floor, a window to the rear elevation and understairs storage cupboard.

#### Kitchen

13'97 x 10'93 (3.96m x 3.05m)

Range of modern wall and base units with coordinating worktops and upstand, tiling to the splash areas and one and a half bowl recessed sink with a mixer tap over. A range of integrated AEG appliances to include an eye level oven , microwave, dishwasher, fridge, freezer and an induction hob with an extractor hood over. There is a central island providing space to dine and further storage. Window to the rear elevation and spotlights to the ceiling.



A smart two/three bed roomed detached property occupying a generous plot with South facing rear gardens.



### Utility Room

9'7 x 6'02 (2.92m x 1.88m)

Having a range of base units with coordinating worktops and upstands, one and a half bowl sink and drainer, plumbing for a washing machine and a tiled effect floor. There are windows to both the rear and side elevation. Upvc door to the rear.

### Cloakroom

With a wc, corner vanity sink unit, fully tiled walls, engineered Oak floor and a window to the front elevation.

### Study/Bedroom three

13'84 x 12'33 (3.96m x 3.66m)

A flexible room which could readily be used as a bedroom if required. Having a window to the front elevation and a range of fitted furniture to include shelving and cupboards.

### Sitting Room

23'64 x 12'47 (7.01m x 3.66m)

Having a window to the front elevation and sliding patio doors the rear with fitted plantation shutters.

### Stairs to the first floor

### Landing

With loft access hatch.

### Bedroom One

15'36 x 14'02 (4.57m x 4.32m)

Having a window to the rear elevation and eaves storage access. Archway leading to;

### Dressing Room

7'73 x 5'32 to the robe fronts (2.13m x 1.52m to the robe fronts)

Fully fitted out with a range of wardrobes, dressing table and drawers. Further eaves access and a Velux window. Leading onto;

### Ensuite Bathroom

9'72 x 7'74 (2.74m x 2.13m)

Comprising a bath with a shower attachment, vanity sink unit, bidet, wc, fully tiled to the walls and floor area. Further eaves access, towel rail and a Velux window.

### Bedroom Two

15'37 x 10'32 to robe fronts (4.57m x 3.05m to robe fronts)

With a range of fitted wardrobes, drawers and cupboards, a window to the rear elevation, further eaves access and a loft access hatch.

### Shower Room

8'29 x 6'09 (2.44m x 2.06m)

Having a double shower enclosure, wc, pedestal washbasin, fully tiled to the walls and floor area. Towel rail, a window to the front elevation and an extractor fan.

### Outside

### Integral garage

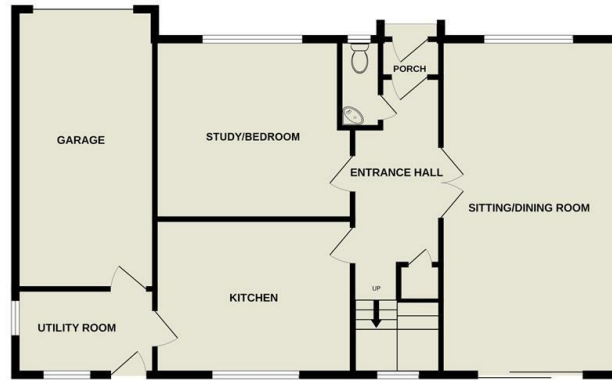
18'64 x 10'61 (5.49m x 3.05m)

Accessed directly from the utility room; With an electric up and over door, a window to the side elevation, wall mounted Worcester boiler, power and lights.

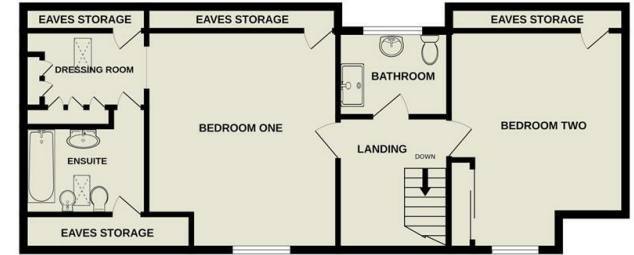
### Gardens

To the front of the property there is a generous Tarmac drive providing ample parking and leading to the garage. A lawned garden and steps leading to the front door.

To the rear there is a good sized South facing garden providing various paved patio seating area, Summerhouse, mature trees and shrubs.

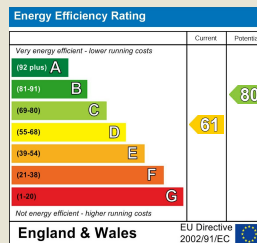


GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



FIRST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.

TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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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