



Derry Hill | Menston | Ilkley | LS29 6NF

Asking price £835,000

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Ilkley | LS29 6NF
Asking price £835,000

A substantial and immaculately presented detached family home appointed to an incredibly high standard throughout, featuring a creatively re-landscaped garden, sizeable double garage and ample off-street parking.

Built in 2022 and situated within a short stroll of the village centre, this beautiful home provides five double bedroom, three exceptionally well-appointed bathroom accommodation and enjoys a superb far reaching outlook.

- Wifi Controlled Appliances
- Villeroy & Boch Bathroom Fittings
- Hive Controlled Heating & Lighting
- Oak Internal Doors
- CCTV System Installed
- Electric Car Charging

With gas central heating, the accommodation comprises:

Ground Floor

Reception Hall

22'0 x 9'4 (6.71m x 2.84m)

A spacious and inviting reception hall with Amtico flooring, accessed via a composite door with large window to the side.

Cloakroom

6'3 x 3'4 (1.91m x 1.02m)

With a hand wash basin and w.c.

Sitting Room

16'1 x 12'9 (4.90m x 3.89m)

A generous and incredibly well presented reception room with French doors leading out to a paved seating area.



A sizeable double garage accessed either internally or via an electric up and over door could comfortably be utilised as a gym or home studio.



Dining Kitchen

17'2 x 13'9 (5.23m x 4.19m)

Featuring an extensive range of base and wall units with silestone work surfaces and concealed lighting. Comprehensive integrated appliances include an oven, combination oven, warming drawer, microwave combination oven, five ring induction hob with hood over, wine cooler, dishwasher and a wifi controlled coffee machine. Bi-folding doors flow out to a paved seating area.

Snug

11'2 x 9'7 (3.40m x 2.92m)

A particularly cosy room enjoying an outlook over the lawned front garden.

Utility Room

6'11 x 6'1 (2.11m x 1.85m)

Including base and wall units with silestone work surfaces, sink, plumbing for a washing machine and space for a dryer.

First Floor

Principal Bedroom

13'9 x 11'8 (4.19m x 3.56m)

A spacious double bedroom including a range of fitted wardrobes with LED lighting above, benefitting from a beautiful outlook towards The Chevin.

En Suite

9'6 x 4'5 (2.90m x 1.35m)

Featuring a walk-in rainfall shower with sliding glass screen, hand wash basin set within vanity unit, w.c and a heated towel rail.

Bedroom

13'4 x 10'2 (4.06m x 3.10m)

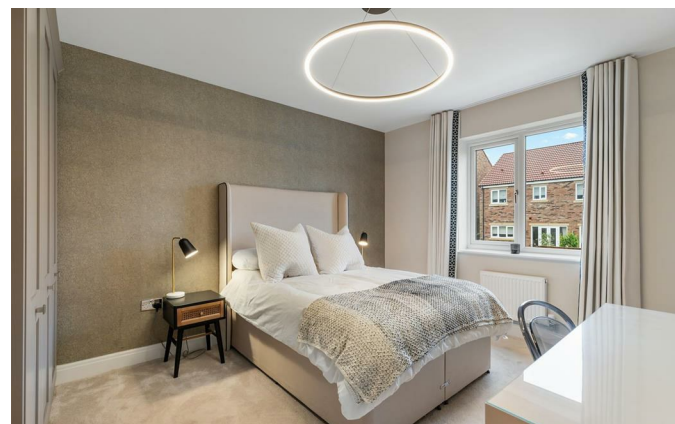
A double bedroom including a range of fitted wardrobes and an outlook over the rear garden.

En Suite

9'6 x 3'10 (2.90m x 1.17m)

Smartly presented and including a walk-in rainfall shower with sliding glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.





Bedroom

14'9 x 9'4 (4.50m x 2.84m)

A third double bedroom with recessed mirrored wardrobes, again enjoying long distance views.

Bedroom

12'11 x 9'3 (3.94m x 2.82m)

Another ample double bedroom providing glimpses of Ilkley Moor.

Bedroom

9'6 x 8'11 (2.90m x 2.72m)

A fifth double bedroom currently utilised as a home study.

Bathroom

9'3 x 7'0 (2.82m x 2.13m)

Featuring a bath, walk-in rainfall shower with sliding glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Landing

Providing a useful linen cupboard as well as a hatch leading to the loft.

Outside

Double Garage

17'2 x 16'8 (5.23m x 5.08m)

Accessed either internally via the reception hall or via an electric up and over door via the driveway, this large integral garage could comfortably house a large car or be utilised as a spacious home gym/studio.

Front Garden

A large lawned front garden wraps round the driveway.

Rear Garden

A standout feature is the brilliantly designed rear garden that offers paved seating areas ideal for Al Fresco dining with steps leading to an artificial lawned area bordered by well-stocked raised beds.

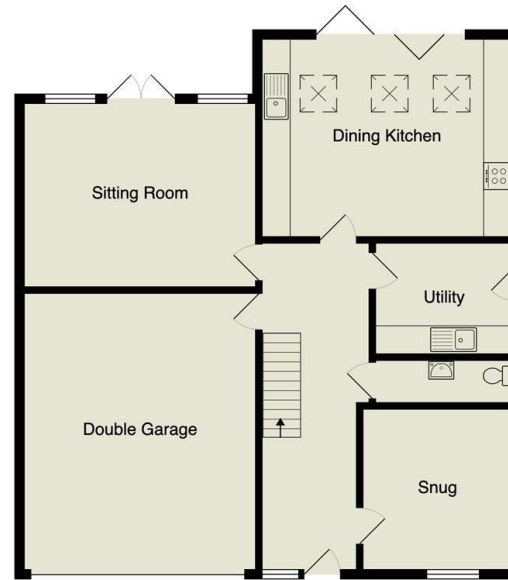
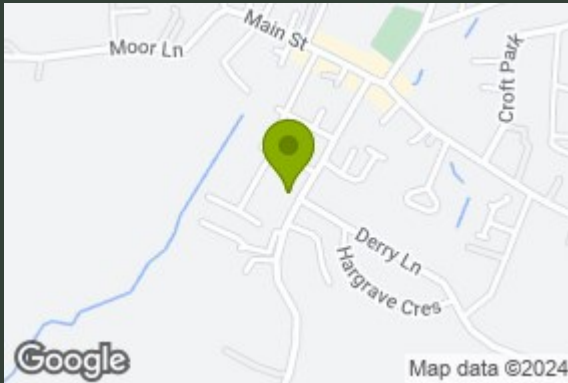
Tenure

Freehold.



The property forms part of an exclusive development of exceptional family homes, ideally placed close to Menston village centre and within walking distance of the train station.





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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		
(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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