



# Homewood

Curly Hill | Middleton | Ilkley | LS29 0AY

Guide price £1,150,000

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# Homewood

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Ilkley | LS29 0AY

Guide price £1,150,000

A highly impressive and individual modern stone built detached house directly adjoining Middleton Woods to the rear and enjoying far reaching southerly views over the valley towards Ilkley Moor. The property is built to a particularly high standard and includes a generous hallway, sitting room, study and a large fitted living kitchen on the ground floor whilst at first floor level there is a principal bedroom suite with a large dressing room and shower room, two further bedrooms and a bathroom.

- Individual Stone Built Detached Home
- South Facing Aspect With Views To Ilkley Moor
- Dual Aspect Sitting Room
- Two Balconies
- Two Further Bedrooms & Bathroom
- Fantastic Setting Adjoining Middleton Woods
- Spacious Central Hallway With Cloakroom & Library/Study
- 40 Feet Long Impressive Living Kitchen
- Principal Bedroom With Large Dressing Room & Shower Room
- Double Garage & Off Road Parking

## GROUND FLOOR

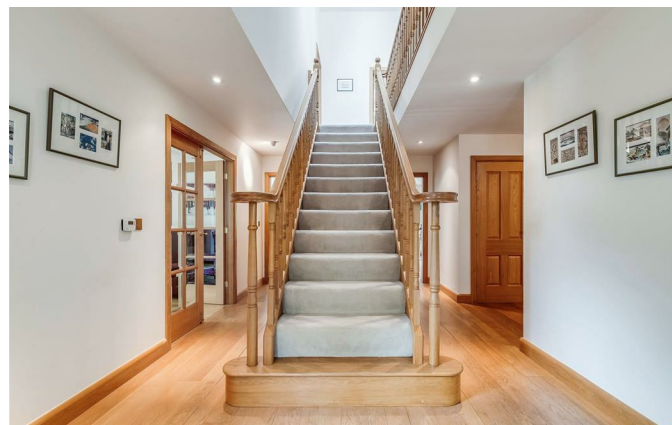
### Central Reception Hall

20'0" x 10'3" (6.10m x 3.12m)

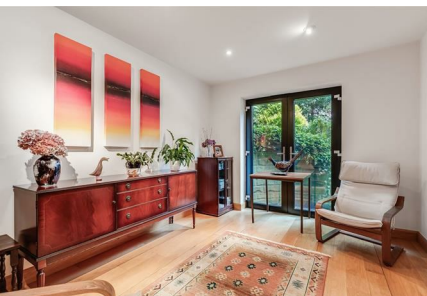
With an oak panelled entrance door, oak floor and an impressive oak staircase. Recessed spotlights.

### Cloakroom

With a low suite wc and wash basin. Oak floor.



A highly impressive and individual modern stone built detached house directly adjoining Middleton Woods to the rear and enjoying far reaching southerly views over the valley towards Ilkley Moor.



### Library/Study

14'0" x 9'10" (4.27m x 3.00m)

A lovely open plan room leading off the hall with high quality oak fitted bookshelves. Oak floor. Walk in cloaks cupboard. Recessed spotlights and glazed double doors leading to the garden.

### Sitting Room

15'6" x 14'3" (4.72m x 4.34m)

Approached by multipaned glazed double doors from the hall. Contemporary fitted gas fire. Windows to two sides including a glazed door leading onto one of the two balconies. Recessed display niche. Oak floor and two wall light points.

### Impressive Living Kitchen

40'9" x 14'6" (12.42m x 4.42m)

The heart of this lovely home is the impressive living kitchen which includes a spacious sitting area, dining area and well equipped kitchen. To the front of the property a pair of glazed doors lead onto the lower balcony and a further pair of glazed doors give access to the side of the house. The kitchen area includes a twin bowl sink with mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Integrated appliances include a Rangemaster range cooker with induction hob and extractor hood over, dishwasher and an American style fridge freezer. Recessed spotlights.

### LOWER GROUND FLOOR

#### Hallway

Accessed via an internal staircase from the living kitchen. Ceramic tiled floor and a wall mounted gas fired central heating boiler. Door giving internal access to the garage.

#### Store Room

9'0" x 6'8" (2.74m x 2.03m)

With a ceramic tiled floor and fitted cupboards.

#### Utility Room

9'0" x 7'6" (2.74m x 2.29m)

With an inset sink unit, fitted cupboards and a ceramic tiled floor. Plumbing for an automatic washer and space for a dryer.

### FIRST FLOOR

#### Spacious Landing Area

( )

A bright and spacious area with four Velux rooflight windows. Fitted study area with a work station.

#### Principal Bedroom Suite

Comprising:

##### Dressing Room

11'3" x 9'8" (3.43m x 2.95m)

With a fitted dressing table, drawers and fitted wardrobes. Two Velux rooflight windows and a glazed door leading to the upper balcony.

##### Bedroom

12'0" x 12'0" (3.66m x 3.66m)

With fitted wardrobes and a high level store cupboard.

##### En Suite Shower Room

9'9" x 6'0" (2.97m x 1.83m)

With a walk in shower, low suite wc and a wash basin. Limestone tiling to the floor and walls. Heated towel rail and recessed spotlights.



### Bedroom

13'3" x 11'10" (4.04m x 3.61m)

With fitted wardrobes, drawers, cupboards and a window seat. Three Velux rooflight windows.

### Bedroom

13'6" x 11'10" (4.11m x 3.61m)

With fitted wardrobes, drawers, cupboards and a window seat. Three Velux rooflight windows.

### Bathroom

With a smart white suite comprising a bath, low suite wc, wash basin and a shower cubicle. Two Velux rooflight windows and recessed spotlights.

### OUTSIDE

#### Double Garage

19'10" x 19'8" (6.05m x 5.99m)

With twin electrically operated up and over doors.

There is a very useful walk-in store leading off the garage.

There is additional off road parking in the tarmac forecourt giving access to the garage.

#### Summerhouse

11'3" x 5'6" (3.43m x 1.68m)

#### Gardens

Homewood stands within sizeable and very private landscaped grounds which directly adjoining Middleton Woods to the rear.

#### 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

#### 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.

#### 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.

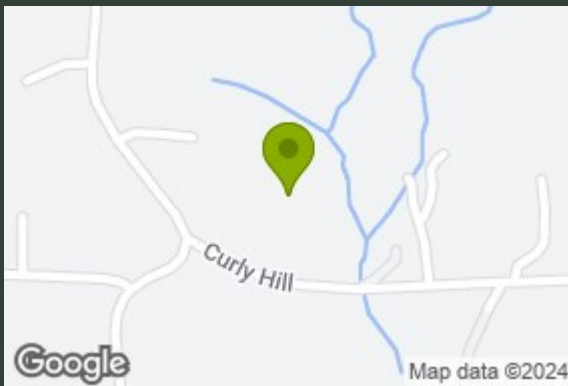
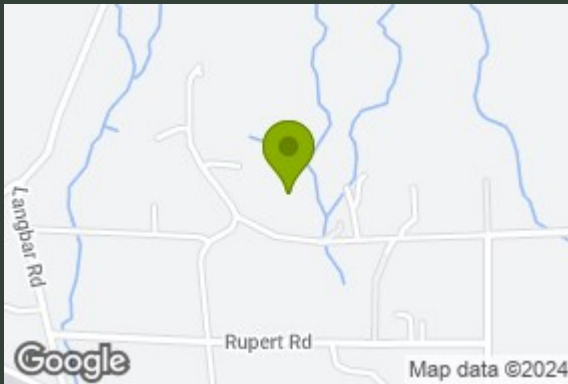
#### Tenure

We are informed by the client that the property is freehold.



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All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	85
(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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