



Westville Road | | Ilkley | LS29 9AQ

Asking price £775,000

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Ilkley | LS29 9AQ
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A truly outstanding home providing beautifully presented and thoughtfully designed accommodation arranged over three floors, featuring colourful gardens to the front and rear, integral garage and a driveway.

- Exceptionally Well-Appointed Throughout
- Spacious Reception Rooms
- Sizeable Garage
- Four Bedrooms & Two Bathrooms
- Colourful Gardens
- Peaceful Yet Central Location

With gas heating, the accommodation comprises:

Ground Floor

Entrance Porch

9'4 x 7'0 (2.84m x 2.13m)

A light and airy entrance porch with electric underfloor heating and a tiled floor, glazed to two sides with an outlook over the front garden.

Reception Hall

16'1 x 6'11 (4.90m x 2.11m)

With oak flooring and ceiling coving.

Cloakroom

Accessed via the reception hall and including a hand wash basin, w.c and heated towel rail.

Sitting Room

15'7 x 14'11 (4.75m x 4.55m)

Featuring a stunning multi-fuel stove on granite hearth, oak floor, fitted shelving and cabinet and a bay window with plantation shutters.



Forming part of a well-established residential area on the West side of Ilkley, this inviting home is within a short walk of the town centre and train station.



Dining Room

13'10 x 13'10 (4.22m x 4.22m)

Adjoining the dining kitchen and including a further wood burning stove on stone hearth, picture rail and French doors leading to the rear garden.

Dining Kitchen

19'3 x 16'7 (5.87m x 5.05m)

A superb high quality dining kitchen comprising an extensive range of base units with coordinating granite work surfaces, including a large kitchen island that houses a five ring induction hob with recessed hood. Additional integrated appliances include two ovens (one with steamer function), warming drawer, dishwasher and space for a large fridge/freezer. French doors to the garden. An opening leads to:

Utility Room

10'3 x 6'3 (3.12m x 1.91m)

Including further base and wall units with quartz work surfaces, concealed lighting, plumbing for a washing machine and space for a dryer.

First Floor

Bedroom

12'11 x 12'8 (3.94m x 3.86m)

A spacious double bedroom with two fitted wardrobes, feature fireplace and a Westerly aspect.

Bedroom

12'8 x 11'8 (max) (3.86m x 3.56m (max))

A second double bedroom including a fitted wardrobe and store cupboard, enjoying a view of Ilkley Moor.

Bedroom

8'11 x 8'0 (2.72m x 2.44m)

With a picture rail and window.

Bathroom

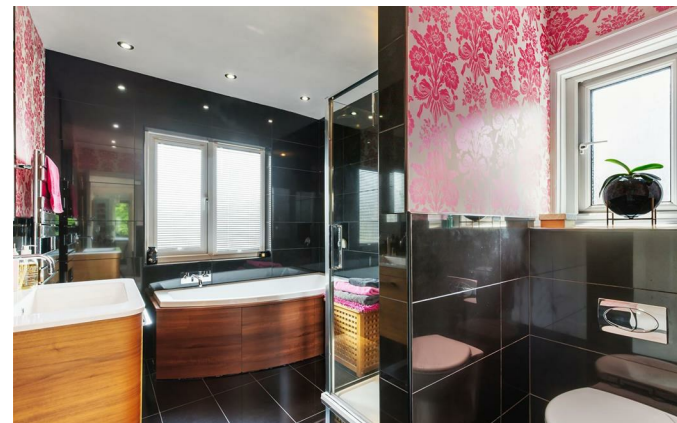
With underfloor heating and comprising a large bath, walk-in rainfall shower, hand wash basin within vanity unit, LED back-lit mirror, w.c, heated towel rail and windows to two sides.

Second Floor

Bedroom

18'0 x 14'2 (max) (5.49m x 4.32m (max))

A further double bedroom with laminate wood floor, exposed beams and two velux windows offering an outlook towards the Cow & Calk Rocks. Under-eaves store cupboard and recessed wardrobe.



En Suite

8'3 x 5'8 (2.51m x 1.73m)

Including a walk-in shower, hand wash basin, w.c and a velux window.

Outside

Front Garden

An exceptionally pretty front garden filled with colourful flowers. A garden shed sits beside the driveway.

Rear Garden

An attractive and low maintenance garden featuring a stone mosaic section, two elevated paved seating areas and mature shrubs.

Garage

19'6 x 10'6 (5.94m x 3.20m)

Accessed either internally via the entrance porch or via an electric roller door from the driveway.

Driveway

A tarmac driveway providing off-street parking.

Tenure

Freehold.

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.

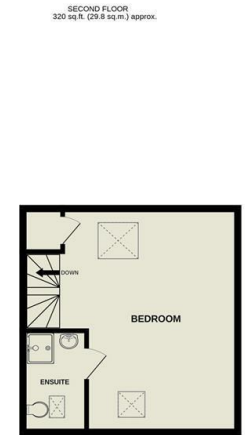
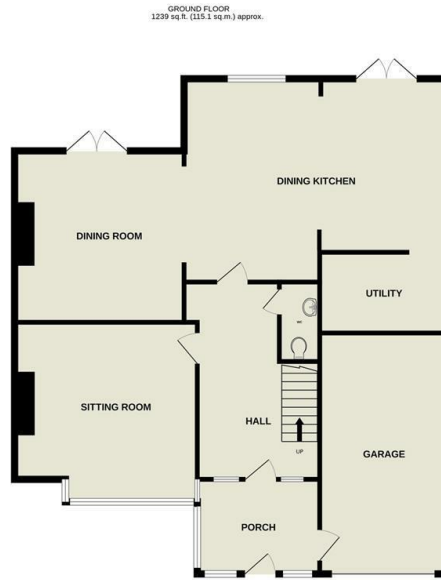
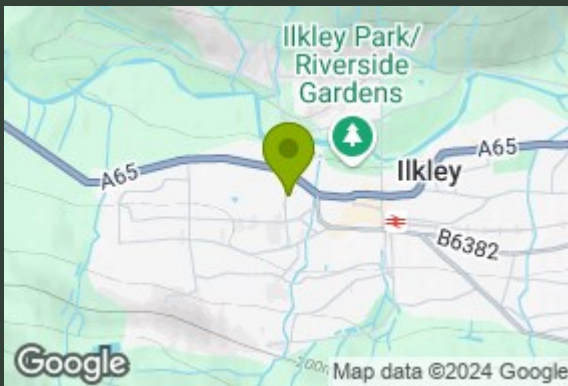
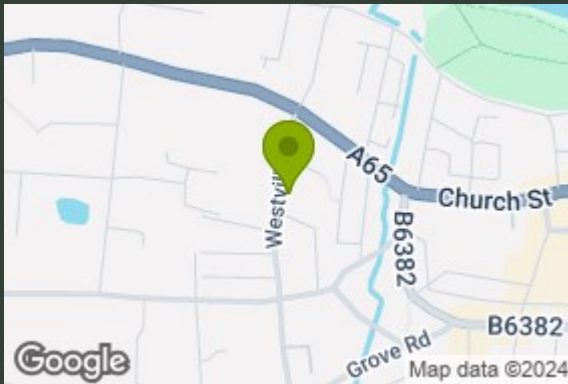
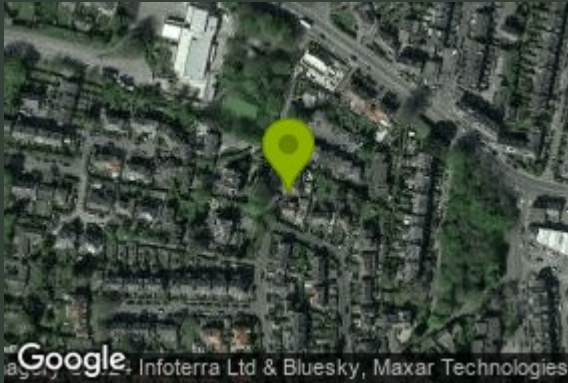
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



A superb open-plan dining kitchen includes two sets of French doors that lead out to the rear garden.





TOTAL FLOOR AREA : 2117 sq.ft. (196.7 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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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		67	75
EU Directive 2002/91/EC			

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