



# Dalehurst

Middleton Avenue | | Ilkley | LS29 0AD

£795,000

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# Dalehurst

2 Middleton Avenue |

Ilkley | LS29 0AD

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An immaculately presented three bedroomed property situated in the prestigious Middleton district of Ilkley. Carefully extended, Dalehurst offers quality fixtures and fittings throughout, thoughtfully landscaped gardens and the potential for further extension in the roof void (subject to permissions). The property is delightfully situated adjacent to the Rugby and Cricket grounds and the Riverside parks whilst being within walking distance of the town centre.

- Smartly presented Property in a Sought After Residential Area
- Three Double Bedrooms
- Quality fixtures and fittings throughout
- Open plan living/dining kitchen
- Well stocked and landscaped gardens
- Walking distance of the town centre
- Double garage and Parking for 4/5 cars
- Council Tax Band F

## Ground Floor

### Entrance Hall

18'8" x 7" (5.69m x 2.13m)

A welcoming entrance hall with high ceiling, moulded ceiling cornice and vinyl flooring.

### Sitting Room

17'11" x 16' 7" into bay (5.46m x 4.88m 2.13m into bay)

An impressive sitting room with a feature marble fireplace housing an inset living flame gas fire. Moulded ceiling cornice, ceiling rose and dado rail. Square bay window and additional window to the side, Wood flooring.

### Conservatory

11'3" x 10'4" (3.43m x 3.15m)

French doors lead to the beautifully maintained garden.



Whilst retaining many period features the property has been extended with the addition of a garden room and enlarged dining Kitchen and tastefully renovated to include many high quality fixtures and fittings.



### **Kitchen**

17'9" x 12'10" (5.41m x 3.91m)

An impressive kitchen fitted with an extensive range of base, wall units, and glass fronted display units, with granite work surfaces incorporating a Belfast sink, breakfast bar and pull out pantry. Appliances including a Belling gas range, Neff microwave and integrated dishwasher. Freestanding fridge freezer. Washing machine. French doors to the garden.

### **Day Room/Dining Area**

21'7" x 10'8" (6.58m x 3.25m)

A light and airy dining area with bio-folding doors leading to the south facing garden and having views towards Ilkley Moor.

### **Cloakroom**

Fitted with a suite comprising a wall mounted wash basin and low suite w.c.

### **First Floor**

#### **Landing**

Feature stain glass window. Linen cupboard. Ladder access to the part boarded roof void.

#### **Bedroom One**

13'11" x 13'6" (4.24m x 4.11m)

A delightful bedroom with windows to two elevations giving views over Denton Road and the Cricket Club. Cast iron fireplace. Fitted shelves and cupboards.

#### **Bedroom Three**

11'5" x 9'6" (3.48m x 2.90m)

Windows to two elevations with views over Denton Road towards Addingham Moorside and over the Rugby Club towards the Cow and Calf rocks

#### **Cloakroom**

Comprising an inset wash basin and low suite w.c. Heated towel rail and tiled floor.

#### **Shower Area**

Comprising a shower stall, Heated Towel Rail, Tiled Floor

#### **Bathroom**

7'6" x 6'11" (2.29m x 2.11m)

A elegant bathroom comprising a slipper bath, vanity unit, low suite w.c. and heated towel rail. Tiled floor. View towards the Cow and Calf rocks.

#### **Bedroom Two**

13'5" x 11'3" (4.09m x 3.43m)

Fitted with a range of wardrobes and drawers. Additional store cupboards. A lovely outlook towards the Cricket Club and beyond towards Middleton Woods

### **Outside**



## Double Garage

17'7" x 16' (5.36m x 4.88m)

A detached double garage with twin up and over doors. Light and Power installed. Patio doors to the rear leading the patio area.

## Driveway

There is a block paved driveway accessed through double gates.

## Gardens

Dalehurst is set in a good sized, easily maintained and secure gardens. The numerous patio and decked areas create the perfect space for outside relaxation and entertaining. There is an enclosed rear garden with acircular patio ideal for the morning/evening sun. To the front/south of Dalehurst are well stocked Gardens including a spacious decked area with wooden pergola. Steps lead down to a generous pebbled areas edged by mature shrubs. External Lights. Outside Tap.

## 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.

## 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.

## Council Tax

City of Bradford Metropolitan District Council Tax Band Awaited

## Tenure

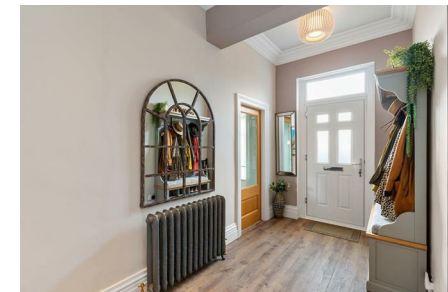
We are advised by the clients that the property is freehold.

## Flooding

Dalehurst has never flooded to our knowledge. The Garden has on very rare occasions flooded. Our clients have taken significant steps to further mitigate any future problem by extending the perimeter walls and installing easily fixed flood boards to divert the water if ever needed

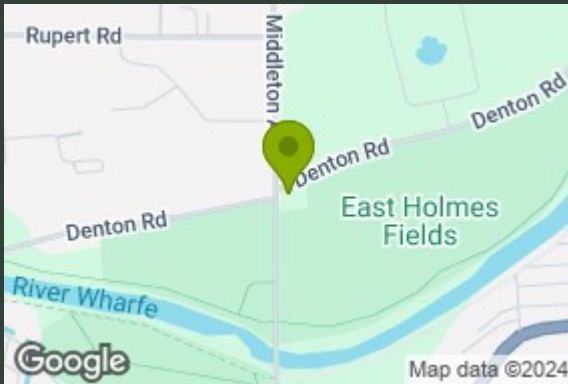


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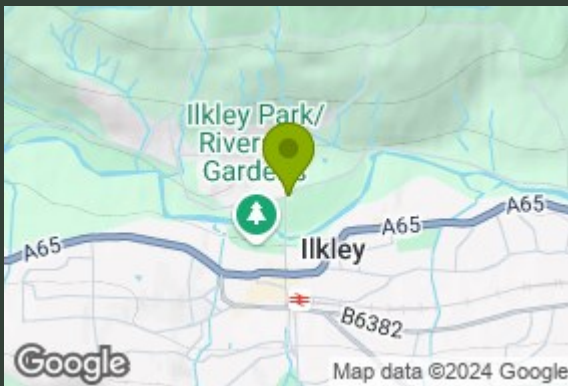




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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