



Wheatley Lane | Ben Rhydding | Ilkley | LS29 8BW

Asking price £525,000

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WHITE**
Trusted Estate Agents

35 Wheatley Lane | Ben Rhydding
Ilkley | LS29 8BW
Asking price £525,000

A substantial four bedroomed home bursting with period character and charm, providing spacious four bedroomed accommodation arranged over three floors and enjoying a stunning outlook across open fields.

- Stunning Outlook
- Within Brief Walk Of Ben Rhydding Train Station
- Four Double Bedrooms
- Generous Dining Kitchen

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

Accessed via a timber door with leaded glass. A glazed door leads to:

Inner Hall

25'2 x 6'4 (7.67m x 1.93m)

Including a stripped pine floor, dado rail, ceiling rose and coving plus stairs leading to the upper floors and basement.

Sitting Room

15'2 x 14'10 (4.62m x 4.52m)

An inviting sitting room featuring an open fire with slate tiled hearth and a stripped pine floor.

Living Room

15'4 x 12'7 (4.67m x 3.84m)

With an oak floor, wood burning stove on stone hearth and an opening leading to:



The flat roof extension offers the possibility of creating an outstanding roof terrace, subject to the usual planning permissions.



Dining Kitchen

18'6 x 15'4 (5.64m x 4.67m)

Comprising an extensive range of base and wall units with coordinating granite work surfaces, including a large kitchen island that houses a four ring ceramic hob with recessed extractor. Additional appliances include an oven, fridge and freezer. Exposed stone walls, two large skylights and French doors leading out to the rear.

Utility

8'2 x 5'5 (2.49m x 1.65m)

Including further base and wall units with granite work surfaces plus concealed lighting, dishwasher and a washing machine.

Basement

Store Room One

15'5 x 7'10 (4.70m x 2.39m)

Store Room Two

8'0 x 7'9 (2.44m x 2.36m)

First Floor

Landing

With a dado rail and a window offering a beautiful outlook.

Cloakroom

With hand wash basin and w.c.

Bedroom

15'3 x 12'8 (4.65m x 3.86m)

Including oak flooring and a window to the rear elevation overlooking the flat roof/potential roof terrace.

Bedroom

15'0 x 12'2 (4.57m x 3.71m)

With a stripped pine floor and enjoying a Westerly aspect.

Bathroom

10'4 x 6'8 (3.15m x 2.03m)

Comprising a clawfoot bath, walk-in rainfall shower, hand wash basin and w.c.

Second Floor

Landing

With a useful under-eaves store cupboard.

Bedroom

16'7 x 11'3 (5.05m x 3.43m)

A particularly spacious bedroom including a dormer window that offers an outstanding view across the fields that sit just behind the property.



Bedroom

13'4 x 11'10 (4.06m x 3.61m)

Offering a view towards the playing field opposite and Ilkley Moor beyond.

Outside

Front Garden

Filled with an abundance of colourful wild flowers and mature shrubs.

Rear Garden

A cobbled area accessed via the dining kitchen is utilised as a private seating area.

Tenure

Freehold.

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 E

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.

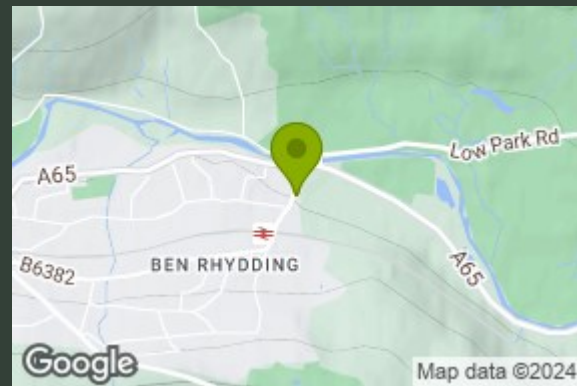
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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



A superb, extended dining kitchen with adjoining utility features French doors leading out to the rear, while four double bedrooms are spread over the first and second floors.





Total Area: 195.2 m² ... 2102 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	81
(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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