



Ivy Court | | Ilkley | LS29 9TX  
Asking price £895,000

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11 Ivy Court |  
Ilkley | LS29 9TX  
Asking price £895,000

A highly impressive three storey modern semi detached house offering particularly spacious family accommodation and enjoying a quiet cul de sac setting in a highly regarded neighbourhood with both the famous Ilkley Moor and vibrant town centre within a short stroll. The property includes a large family kitchen, two reception rooms, five bedrooms a bathroom, two shower rooms and two sizeable balconies. There is a large tandem garage and to the rear a generous enclosed and well screened west facing landscaped garden.

- Handsome Spacious Semi Detached House
- Generous Family Kitchen With Integrated Appliances
- Five Bedrooms
- Tandem Garage & Additional Off Road Parking
- EPC Rating C
- Welcoming Hallway & Snug to the ground floor.
- Sitting Room With Balcony
- Bathroom & 2 En Suite Shower Rooms
- Easy Access To Famous Moors & Town Centre
- Council Tax Band G

**GROUND FLOOR**

**Spacious Reception Hall**

With a panelled entrance door and a moulded ceiling cornice. Large under stairs store cupboard.

**Cloakroom**

With a low suite wc and wash basin. Ceramic tiling to the walls and floor.

**Snug**

19'0" x 9'10" (5.79m x 3.00m)

With a bay window to the front elevation and moulded ceiling cornice.



A highly impressive three storey modern semi detached house offering particularly spacious family accommodation and enjoying a quiet cul de sac setting in a highly regarded neighbourhood with both the famous Ilkley Moor and vibrant town centre within a short stroll.



### Dining Kitchen

16'10" x 14'8" (5.13m x 4.47m)

With a twin bowl stainless steel sink unit and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Appliances include a gas range cooker with an extractor hood over, fitted dishwasher, fridge, freezer and wine fridge. Recessed spotlights and a door leading to the rear of the property. A door gives internal access to the garage.

### FIRST FLOOR

#### Elegant Sitting Room

18'8" x 17'0" (5.69m x 5.18m)

Approached from the landing by timber double doors and having a contemporary style fireplace with a fitted gas fire. A pair of glazed doors open inwards to create a Juliet balcony overlooking the rear garden. A further pair of double doors open onto a west facing balcony. Moulded ceiling cornice.

#### Bedroom

12'7" x 9'4" (3.84m x 2.84m)

With glazed double doors leading onto a further balcony overlooking Ivy Court.

#### Bedroom

19'0" x 9'9" (5.79m x 2.97m)

#### Bathroom

With a modern white suite comprising a panelled bath, tiled shower cubicle, low suite wc and a pedestal wash basin. Ceramic tiling to the walls and floor. Recessed spotlights and a chrome heated towel rail.

### SECOND FLOOR

#### Landing

With a linen cupboard.

#### Bedroom

17'3" x 16'9" (both maximum) (5.26m x 5.11m (both maximum))

With glazed doors opening inwards to create a Juliet balcony. Fitted wardrobes. Moulded ceiling cornice and recessed spotlights.

#### En Suite Shower Room

With a walk in shower, wash basin on a granite plinth and a low suite wc. Ceramic tiling to the walls and floor. Chrome heated towel rail and recessed spotlights. Illuminated wall mirror.

#### Bedroom

16'10" x 10'3" (5.13m x 3.12m)

With a moulded ceiling cornice.

#### En Suite Shower Room

With a tiled shower cubicle, wash basin and a low suite wc. Recessed spotlights and a mirror fronted cabinet.

#### Bedroom

21'0" x 9'5" (6.40m x 2.87m)

With windows to both the front and rear elevations.

### OUTSIDE

#### Tandem Garage

41'4" x 9'7" (12.60m x 2.92m)

With an electrically operated up and over door and a further door leading to the rear garden.

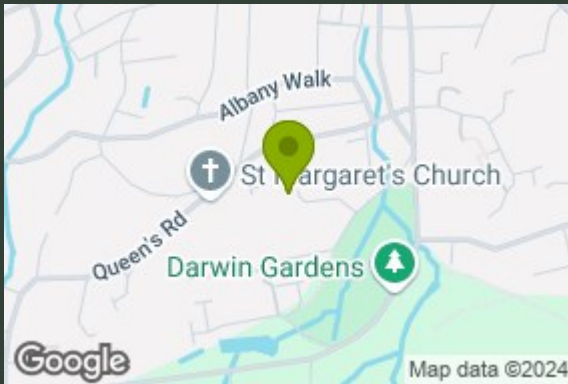
Central heating chamber housing the wall mounted gas fired central heating boiler and hot water cylinder.

#### Gardens

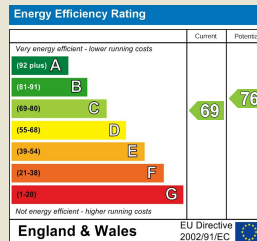
To the front of the property is a low maintenance gravel area and a block paved driveway providing additional off road parking.

Electric vehicle charging point.

To the rear of the house is an enclosed and well screened west facing garden with a stone flagged terrace, lawn and borders, trees and shrubs.



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