



Maxwell Road | | Ilkley | LS29 8RP

£1,100,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

Cherry Tree House, Maxwell Road |  
Ilkley | LS29 8RP  
£1,100,000

Approached by a sweeping driveway 'Cherry Tree House' is well set back from the road with a good deal of mature hedging providing privacy. The property sits in an elevated position and enjoys some stunning views across Wharfedale.

The accommodation is set out over three floor and offers the potential for a self contained granny flat or could be utilised for a number of different alternatives such as a gym, home office etc. The property provides five reception rooms, five bedrooms the principal having ensuite facilities. There are level wrap around gardens the majority of which enjoy a Southerly aspect. Integral garage.

- Elevated position with stunning views
- Integral garage
- Five reception rooms
- Council tax band G
- Sweeping Drive
- Five bedrooms
- Potential granny flat
- Within a shot walk of the Cow and Calf rocks and Ilkley Moor

#### Entrance porch

A covered entrance porch with a tiled floor, wood and glazed entrance door with window panels to two sides.

#### Entrance hall

15'01 x 7'07 (4.60m x 2.31m)

With cornice to the ceiling. Steps leading off to the basement level and to the first floor.

#### Cloakroom

Comprising a WC, washbasin, tiling to the half wall level, wood effect flooring and a window to the rear elevation.

#### Inner vestibule

9'04 x 4'0 (2.84m x 1.22m)

Providing a useful coat space and leading to the garage.



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### Living Room

25'04 x 15'01 (7.72m x 4.60m)

A room of excellent proportions with windows to both the front and rear elevations, stone fireplace with a gas fire inset and a tiled hearth. Coving to the ceiling.

### Dining room

15'05 x 14'0 (4.70m x 4.27m)

With a window to the front elevation, coving to the ceiling and a stone fireplace with an electric fire inset.

### Breakfast room

9'04 x 6'09 (2.84m x 2.06m)

With a window to the rear elevation.

### Kitchen

12'0 x 10'10 (3.66m x 3.30m)

A range of oak wall and base units with coordinating work tops, one and a half bowl sink and drainer and tiling to the splash areas. Integrated appliances include an eye level oven, grill and microwave, dishwasher, four ring ceramic hob with extractor hood over. Parquet effect flooring and a window to the rear elevation with far reaching views towards Middleton.

### Utility Room

7'09 x 5'07 (2.36m x 1.70m)

A range of base units and work tops, stainless steel sink and drainer, tiling to the splash areas, tiled floor, window to the rear elevation, towel rail and plumbing for a washing machine.

### Garden Room

11'10 x 10'04 (3.61m x 3.15m)

Having a pine paneled ceiling and a door to the garden.

### Stairs to the first floor

Landing area with loft access and two useful storage cupboards.

### Bedroom One

17'0 x 15'01 (5.18m x 4.60m)

With a window to the front and side elevation and fitted wardrobes.

### Ensuite Shower room

7'05 x 5'04 (2.26m x 1.63m)

Comprising a shower cubicle, WC, pedestal wash basin and tiling to the wall areas.

### Bedroom Two

15'01 x 8'10 (4.60m x 2.69m)

With a window to the front elevation.

### Bedroom Three

15'05 x 12'02 max (4.70m x 3.71m max)

With a window to the front elevation enjoying views of Ilkley Moor.



### Bedroom Four

15'04 x 14'01 max (4.67m x 4.29m max)

With a window to the side elevation enjoying views up the Wharfe valley.

### Box Room

6'02 x 4'01 (1.88m x 1.24m)

With built in cupboards, a window to the rear elevation and access to under eaves storage.

### Bathroom

Comprising a pedestal wash basin, WC bath with shower over, tiling to the walls, towel rail, wood effect flooring and two window to the rear elevation.

### Stairs to Basement level

### Inner Hall

14'11 x 4'05 (4.55m x 1.35m)

With a cupboard off housing the boiler and providing useful airing space.

### Bathroom

7'07 x 5'11 (2.31m x 1.80m)

Comprising a pedestal wash basin, bath with shower over, towel rail, tiling to the walls and floor area and a window to the rear elevation.

### Sitting Room

23'09 x 14'11 (7.24m x 4.55m)

Having a window the rear and side elevation. Large storage cupboard off.

### Cloakroom

Providing a WC, window to the rear elevation. Full tiling to the walls and floor area.

### Bedroom/Study

14'0 x 10'02 (4.27m x 3.10m)

With a window to the rear elevation

### Rear entrance vestibule

With a door to the rear garden.

### Outside

### Garage

22'01 x 15'04 (6.73m x 4.67m)

With a window to the front and side elevation, up and over door, power and lights.

### Gardens

The property is approached by a long sweeping tarmacadam driveway. To the front garden there are mature tree and shrub borders providing excellent screenage. A level lawned South facing garden. There are steps to each side of the property leading to the rear garden which is primarily laid to lawn with flagged patio area, compost heap and garden shed.



The property sits in an elevated position and enjoys some stunning views across Wharfedale.

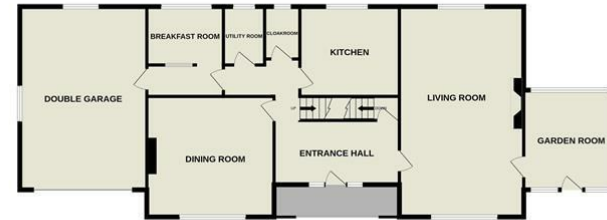




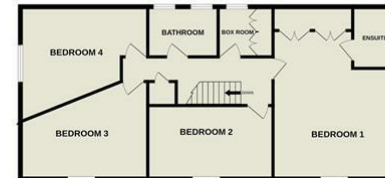
LOWER GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



GROUND FLOOR  
1566 sq.ft. (145.5 sq.m.) approx.



FIRST FLOOR  
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 3189 sq.ft. (296.3 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			70
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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