



St. Helens Way | | Ilkley | LS29 8NP

£429,950

**TW** TRANMER  
WHITE  
Trusted Estate Agents

16 St. Helens Way |  
Ilkley | LS29 8NP  
£429,950

St Helens way is a quiet residential location conveniently located for both the local schools and train station. The accommodation offers any new owner a 'ready to move' home in very smart order throughout. The layout in brief comprises entrance hall, sitting room, kitchen, dining room, garden room, three bedrooms, bathroom and good sized gardens with a Southerly aspect to the rear, single garage, driveway and car charging facilities

- Three Bedrooms
- Southerly facing enclosed rear gardens
- Car charging facilities
- Three reception rooms
- View of the Cow and Calf rocks
- Short walk to the train station

#### Entrance Hall

A composite and glazed entrance door and window panel to the front elevation lead to a spacious hall area. Useful under stairs storage cupboard.

#### Sitting Room

13'02 x 10'10 (4.01m x 3.30m)

Having a window to the front elevation, marble fireplace and hearth with a gas fire inset. An archway leads to the dining room;

#### Dining Room

10'04 x 8'10 (3.15m x 2.69m)

With a serving hatch through to the kitchen and sliding glass doors leading through to the garden room.



St Helens way is a quiet residential location conveniently located for both the local schools and train station. The accommodation offers any new owner a 'ready to move' home in very smart order throughout.



### **Garden Room**

8'11 x 8'09 (2.72m x 2.67m)

With a ceiling lantern, spotlights and French doors out onto the patio area.

### **Kitchen**

10'10 x 7'11 (3.30m x 2.41m)

A range of contemporary high gloss wall and base units with coordinating work tops and tiling to the splash areas. Integrated appliances to include an oven, hob and extractor hood over, fridge, slimline dishwasher, one and a half bowl sink and drainer, plumbing for a washing machine and a wall mounted boiler. A window to the side elevation and a door leading out to the rear garden. Wood effect flooring and spotlights to the ceiling.

### **Stairs to the first floor**

Having a window to the side elevation, loft hatch providing access to a fully board loft area with lighting.

### **Bedroom One**

13'0 x 10'06 (3.96m x 3.20m)

A range of stylish built in furniture including wardrobes, bedside cabinets and bedhead. A window to the front elevation with views towards Middleton.

### **Bedroom Two**

10'08 x 10'06 (3.25m x 3.20m)

With a window to the rear elevation enjoying views towards the Cow and Calf rocks and a useful shelved storage cupboard.

### **Bedroom Three**

8'05 x 6'05 (2.57m x 1.96m)

With a window to the front elevation with views towards Middleton, a built in desk and shelving.

### **Bathroom**

6'05 x 6'04 (1.96m x 1.93m)

Comprising a bath with shower over, vanity unit with WC and washbasin useful storage and work tops. A window to the rear elevation, tiled walls and a slate effect tiled floor. Heated towel rail and spotlights to the ceiling.

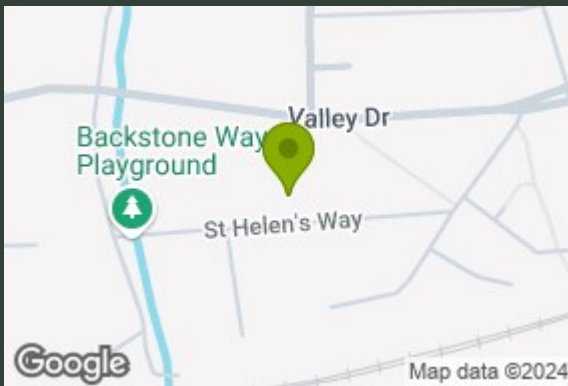
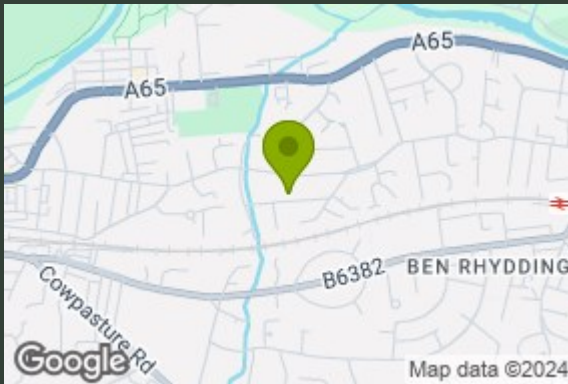
### **Gardens**

There is a paved garden area to the front and a driveway leading to the garage. Car charging station. To the rear of the property there is South facing fully enclosed and gated level lawned garden. An Indian stone patio area.

### **Garage**

16'06 x 8'07 (4.88m;1.83m x 2.62m)

Housing the meters and providing power and lights.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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.  
 Made with Metropix ©2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			86
(91-91) B			
(69-80) C			
(54-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>