



Curly Hill | Middleton | Ilkley | LS29 0DT

Asking price £1,250,000



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A substantial four double bedroomed, four bathroom detached family home standing within approximately a quarter acre plot that features beautifully kept lawned gardens, South facing paved seating area and a sweeping driveway that leads to a double garage.

- Spacious Detached Family Home
- Generous And Private Garden
- Large & Well Equipped Dining Kitchen
- Bathroom & Conservatory
- Council Tax Band G
- Elevated Setting With Amazing Views Over Wharfedale
- Three Principal Reception Rooms
- Four Bedrooms (Three With En Suite Facilities)
- Double Garage & Extensive Off Road Parking
- EPC Rating D

GROUND FLOOR

Covered Entrance

Leading to:

Reception Hall

18'0" x 10'8" (5.49m x 3.25m)

With an oak floor and recessed cloaks cupboard. Internal access to the lower ground floor garage.

Sitting Room

18'10" x 15'0" (5.74m x 4.57m)

Approached from the hall via glazed double doors and having an electric fire having a stone surround and hearth. Sliding doors lead to an external paved area enjoying a south westerly aspect and fine views over the valley.



A handsome, bright and airy detached family home standing within particularly generous and principally lawned gardens in a highly regarded neighbourhood to the North of Ilkley. From an elevated setting the house enjoys magnificent southerly views over the valley towards the famous Ilkley Moor.



Study

9'7" x 6'0" (2.92m x 1.83m)

With a window overlooking the front garden.

Snug

15'2" x 10'0" (4.62m x 3.05m)

Opening into the living kitchen and having sliding glazed doors opening onto the rear garden.

Living Kitchen

29'5" x 12'6" plus 10'5" x 7'8" (8.97m x 3.81m plus 3.18m x 2.34m)

An impressive L shaped room with a sizeable separate living/dining area. The kitchen includes an extensive range of fitted units incorporating cupboards, drawers and granite work surfaces and a ceramic tiled floor. Integrated appliances include a fitted fridge and freezer, wine cooler, twin ovens and grills, a dishwasher and a 4 ring induction hob with retractable extractor. Contemporary gas stove.

Utility Room

6'6" x 6'0" (1.98m x 1.83m)

With fitted base and wall cupboards and plumbing for washing machine plus space for a dryer.

Conservatory

14'6" x 12'0" (4.42m x 3.66m)

With glazed double doors to the garden and enjoying a fantastic panorama over the valley towards Ilkley Moor.

FIRST FLOOR

Landing

Leading to:

Principal Bedroom

16'4" x 12'0" plus 10'6" x 4'3" (4.98m x 3.66m plus 3.20m x 1.30m)

With a dual aspect enjoying fine long distance views. Fitted wardrobes.

En Suite Bathroom

With a large walk-in 'rainfall' shower, bath, wash basin with a cupboard beneath and a low suite wc. Heated towel rail. Access to a large under eaves store area.

Bedroom 2

18'0" x 10'4" (5.49m x 3.15m)

With a dual aspect enjoying long distance views.



Bedroom 3

14'0" x 10'6" (4.27m x 3.20m)

En Suite Shower Room

With a walk in shower, wash basin with a cupboard beneath and a low suite wc. Heated towel rail.

Bathroom

With a panelled bath having a 'rainfall' shower over, wash basin with a cupboard beneath and a low suite wc. Heated towel rail.

SECOND FLOOR

Bedroom

18'3" (max) x 10'6" (5.56m (max) x 3.20m)

With windows to two sides enjoying far reaching views. Exposed beams.

En Suite Wet Room

With under-floor heating and including a walk-in shower, wash basin and low suite wc. Heated towel rail.

OUTSIDE

Integral Garage

19'0" x 18'9" (5.79m x 5.72m)

With an electrically operated up and over door and housing the gas fired central heating boiler. There is internal access to the garage via a staircase leading from the reception hall.

Gardens

The property stands within a particularly generous plot in an elevated setting enjoying fine views over the valley. Approached via a tarmacadam driveway beyond electronically operated gates the plot offers extensive off-street parking. Immediately around the house paved areas, including South facing dining areas (one with retractable sun awning) offering a high degree of privacy and taking in the wonderful panorama. Rear garden is principally lawned, with mature planted areas and greenhouse.

Planning

Planning approval to 'Remove existing conservatory to side/rear, construct single-storey extension, enlarge patio area to side, install solar panels on extension roof and extended canopy' was granted by Bradford Council on 2 May 2024 (Application No: 24/00921/HOU).



The property is appointed throughout to a high standard and includes three reception rooms, a large living kitchen and a conservatory on the ground floor whilst the upper floors include four good sized bedrooms, three of which have en suite facilities, together with a bathroom. There is a double garage and extensive off road parking in the driveway beyond electronically operated gates.





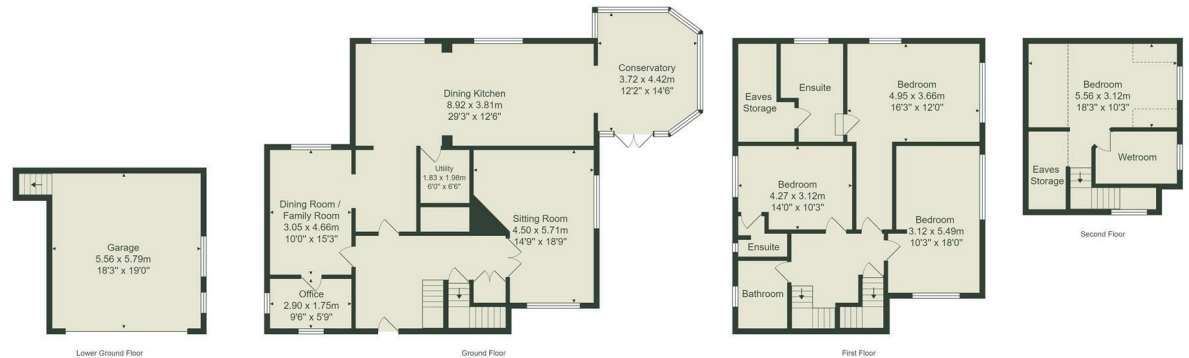
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Total Area: 287.5 m² ... 3095 ft²
 All measurements are approximate and for display purposes only.
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 72 |
| (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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