



Cheltenham Avenue | | Ben Rhydding | LS29 8BN

£750,000

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Cheltenham Avenue |
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A substantial four bedroomed/two bathroom family home occupying a generous plot that features a South facing rear garden, double garage and an additional plot of land positioned on the opposite side of Cheltenham Avenue. Situated within a secluded, private road and yet within a short stroll of Ben Rhydding train station, the property perfectly balances convenience with peace and tranquility.

- Spacious Detached Family House & Additional Plot of Land
- Living Room & Breakfast Kitchen
- 3 Further Bedrooms & Bathroom
- Extensive Views towards Middleton & The Cow & Calf Rocks
- Additional Plot Of Land
- Sitting Room & Dining Room
- Principal Bedroom With Shower Room & Dressing Room
- South Facing Rear Garden
- Double Garage & Off Road Parking & EV Charger
- EPC Rating C & Council Tax Band F

With air source heating, the accommodation comprises:

Ground Floor

Entrance Hall

10'7 x 6'4 (3.23m x 1.93m)

An inviting entrance hall with oak flooring, velux window and a window to the front elevation.

Cloakroom

6'1 x 4'10 (1.85m x 1.47m)

With a hand wash basin, w.c and a fitted cloaks cupboard.



An impressive detached family home offering well appointed accommodation with a private south facing rear garden, together with an additional plot of land to the north of Cheltenham Avenue.



Sitting Room

22'2 x 11'10 (6.76m x 3.61m)

Featuring a wood burning stove on stone hearth, dual aspect and a door leading to:

Dining Room

13'11 x 9'6 (4.24m x 2.90m)

With a sliding glazed door that offers a Southerly aspect and leads to the rear garden, oak flooring and bi-folding doors leading to:

Living Room

10'9 x 9'2 (3.28m x 2.79m)

A versatile reception room adjoining both the dining room and entrance hall.

Breakfast Kitchen

18'2 x 8'9 (5.54m x 2.67m)

Comprising an extensive range of base and wall units with coordinating timber work surfaces and concealed lighting. Appliances include a range cooker with five ring gas hob plus hood over, integrated dishwasher and space for a fridge/freezer. Windows to three sides.

Utility Room

9'7 x 7'4 (2.92m x 2.24m)

Including base units, stainless steel sink, plumbing for a washing machine and a door leading to the rear garden.

First Floor

Principal Bedroom

11'4 x 11'1 (3.45m x 3.38m)

An ample double bedroom enjoying a pleasant outlook over the front garden and towards the hills beyond.

En Suite

8'4 x 5'8 (2.54m x 1.73m)

Comprising a walk-in shower with glass screen, hand wash basin, w.c and a heated towel rail.

Dressing Room/Nursery

10'1 x 6'10 (3.07m x 2.08m)

Adjoining the principal bedroom, this flexible room overlooks the South facing rear garden.

Bedroom

11'10 x 10'9 (3.61m x 3.28m)

A double bedroom featuring fitted wardrobes and a recessed store cupboard. With views over the valley towards Middleton.

Bedroom

11'11 x 9'10 (plus entry recess) (3.63m x 3.00m (plus entry recess))

A further double bedroom including a recessed wardrobe. With views over the valley towards Middleton.

Bedroom

10'3 x 8'7 (3.12m x 2.62m)

With a recessed store cupboard. With views towards the Cow & Calf.



Bathroom

8'8 x 6'11 (2.64m x 2.11m)

Comprising a bath with shower over plus glass screen, hand wash basin, w.c and a linen cupboard.

Outside

There is an EV Charger.

Front Garden

Including a lawned area with mature shrubs as well as a further planted area with pond.

Rear Garden

South facing and featuring a lawned area with fruit tress, pond and a paved seating area.

Double Garage

19'10 x 16'4 (6.05m x 4.98m)

Positioned opposite the property and accessed via an up and over door.

Additional Land

Located opposite the property is an additional piece of land that currently functions as an extra garden, featuring an abundance of raised beds and colourful flowers.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

City of Bradford Metropolitan District Council Tax Band F.

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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.



The property incorporates three good sized reception rooms and a sizeable breakfast kitchen on the ground floor whilst at first floor level there is a principal bedroom with dressing room and shower room, three further bedrooms and a bathroom.





TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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			95
(92 plus)	A		
(81-91)	B	77	
(69-80)	C		
(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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