



Longcroft Road | Ben Rhydding | LS29 8SE

Asking price £699,995

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Trusted Estate Agents

6 Longcroft Road | Ben Rhydding
Ilkley | LS29 8SE
Asking price £699,995

A truly outstanding, immaculately presented four storey period home nestled within a convenient yet secluded private road, featuring gardens to the front and rear along with a versatile garden studio.

Having recently undergone meticulous improvements, this substantial family home now offers contemporary five bedroomed, two bathroom accommodation and occupies an excellent setting being within a brief walk of Ben Rhydding train station and enjoying a stunning outlook towards Ilkley Moor.

- 10 Solar Panels/EV Charging Point/Double Glazed Throughout
- Gardens To The Front & Rear
- Beautifully Presented Throughout
- Private Road Location
- Five Bedrooms/Two Bathrooms
- Garden Studio
- Within A Short Walk of Ben Rhydding Train Station
- Private Parking Space

With gas central heating, the accommodation comprises:

Entrance Porch

With a tiled floor and a glazed door leading to:

Entrance Hall

22'3 x 5'1 (6.78m x 1.55m)

An inviting reception hall featuring a tiled floor, ceiling rose and an understairs cupboard.

Sitting Room

17'0 (into bay) x 13'3 (5.18m (into bay) x 4.04m)

A spacious reception room including an oak floor, wood burning stove with stone hearth and tiled surround and ceiling rose. An opening leads to:

Dining Room

12'9 x 11'4 (3.89m x 3.45m)

With a feature fireplace, oak floor and plantation shutters.



A covered entrance leads to a porch and an inviting reception hall that features a tiled floor, ceiling rose and a useful understairs store cupboard.



Kitchen

12'1 x 10'5 (3.68m x 3.18m)

Comprising a good range of base and wall units with coordinating solid oak work surfaces and tiled splashback along with a Belfast sink. Appliances include a Rangemaster with hood over, fridge/freezer and a dishwasher.

Basement

Utility Room

9'11 x 7'2 (3.02m x 2.18m)

Including a base unit and worktop, sink, plumbing for washing machine and space for a dryer.

Store Room

6'2 x 3'9 (1.88m x 1.14m)

A useful store room with a cupboard housing the boiler.

First Floor

Bedroom

17'0 x 13'11 (5.18m x 4.24m)

A substantial double bedroom including a cast iron feature fireplace and enjoying a Southerly aspect with an outlook towards the Cow & Calf Rocks.

Bedroom

12'9 x 11'4 (3.89m x 3.45m)

A second double bedroom including a feature fireplace with tiled centre, benefitting from long distance views to the rear.

Bedroom/Study

10'4 x 6'0 (3.15m x 1.83m)

Providing an outlook over the rear garden.

Shower Room

9'0 x 7'1 (2.74m x 2.16m)

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

Second Floor

Landing

With access to a boarded and insulated loft.

Bedroom

17'0 x 14'2 (5.18m x 4.32m)

A generous double bedroom currently functioning as an additional living space/study. Including fitted cabinets and shelving, range of fitted wardrobes with cupboards over and enjoying a stunning view of the Cow & Calf Rocks.

Bedroom

12'10 x 11'4 (3.91m x 3.45m)

A fourth double bedroom including an exposed beam and providing an outlook over Ben Rhydding and towards the hills beyond.



Bathroom

10'1 x 7'6 (3.07m x 2.29m)

Beautifully presented and comprising a clawfoot bath, hand wash basin, w.c and a heated towel rail.

Outside

Front Garden

A charming, principally lawned South facing garden with raised beds.

Rear Garden

Approached via a small access road to the rear, the enclosed rear garden features a paved seating area and lawned section with raised bed.

Garden Studio

11'6 x 7'8 (3.51m x 2.34m)

A particularly versatile and secure heated studio with light, power, wood panelling and a window allowing for plenty of natural light.

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.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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.

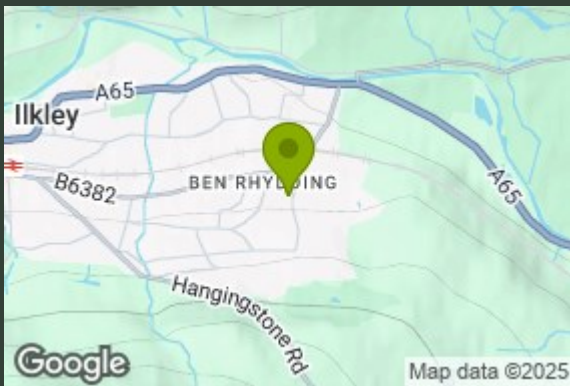
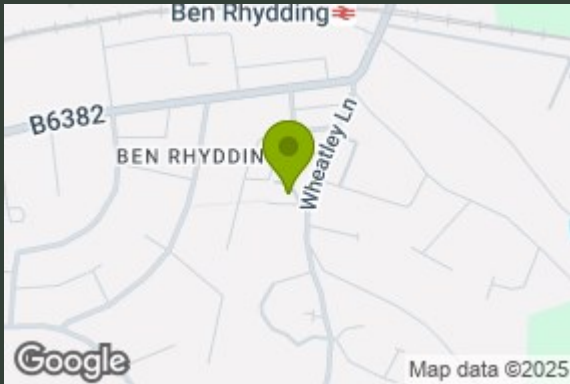
Council Tax

City of Bradford Metropolitan District Council Tax Band E



To the rear of the garden is a heated studio that offers the perfect space for either a home office or gym.





All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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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		
(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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