



Moorfield Road | | Ben Rhydding, Ilkley | LS29 8BL

Guide price £750,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

An impressive detached family home, located close to nearby village amenities and transport services. The property stands in a large plot with a large side garden, frontages to Moorfield Road, Wheatley Lane and Cheltenham Avenue and the main road access is from the north side of Cheltenham Avenue.

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- Spacious family detached house in need of updating
- Additional plot of land to north of Cheltenham Avenue
- Sitting Room, Dining Room & Study
- 4 Bedrooms & Baroom
- Council Tax Band F
- Generous plot with frontages to three sides
- Hallway & Cloakroom
- Fitted Kitchen
- Garage & Off Road Parking
- EPC Rating D

GROUND FLOOR

Reception Hall

17'7" x 7'0" (5.36m x 2.13m)

With a double glazed entrance door.

Cloakroom

With a low suite wc and pedestal wash basin. Ceramic tiled floor.

Sitting Room

13'10" x 11'10" (4.22m x 3.61m)

With glazed double doors leading to:

Dining Room

12'4" x 11'9" (3.76m x 3.58m)

Study

20'3" x 6'3" (6.17m x 1.91m)

With two bow windows to the side elevation and a door leading to the front of the house.



An impressive detached family home, located close to nearby village amenities and transport services. The property stands in a particularly generous plot with a large side garden, frontages to Moorfield Road, Wheatley Lane and Cheltenham Avenue and with an additional parcel of land on the north side of Cheltenham Avenue.



Kitchen

15'10" x 7'10" (4.83m x 2.39m)

With a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Fitted fridge, freezer and gas cooker. Door to the side of the property and a further door giving internal access to the garage.

FIRST FLOOR

Spacious Landing

With an airing cupboard.

Bedroom

10'9" x 8'6" (3.28m x 2.59m)

Bedroom

13'10 x 11'10" (to rear of wardrobes) (4.22m x 3.61m (to rear of wardrobes))

With a range of full width fitted wardrobes.

Bedroom

12'5" x 11'10" (3.78m x 3.61m)

Bedroom

15'10" x 7'10" (4.83m x 2.39m)

Bathroom

With a panelled bath having a shower over, bidet, low suite wc and pedestal wash basin.

OUTSIDE

Integral Garage

18'6" x 8'3" (5.64m x 2.51m)

With an electrically operated up and over door and a wall mounted gas fired central heating boiler.

Gardens

The property stands within a particularly generous plot with frontages onto Moorfield Road, Cheltenham Avenue and Wheatley Lane. There is a stone flagged patio area, additional off road parking and an extensive lawned area, particularly to the side of the house.

Additional Plot Of Land

To the north of the house, on the opposite side of Cheltenham Avenue, is an additional plot of land which is included in the sale.



Planning

The house and site is considered a candidate for redevelopment. Our client made a pre-application enquiry to Bradford Council last year and a copy of the Council's response dated 27 August 2024 is available to interested parties on request.

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

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>

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.

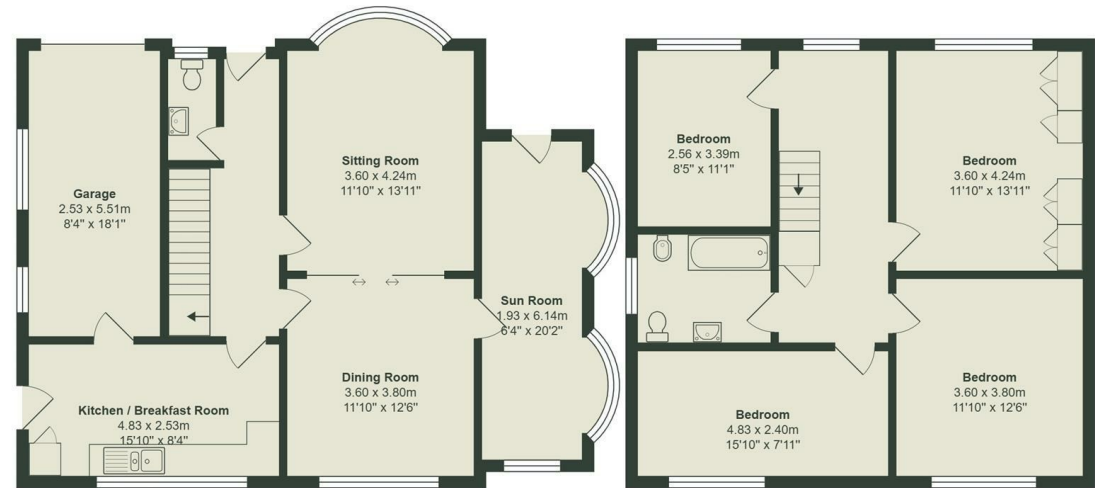
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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, which may have potential to redevelop (subject to planning) provides a spacious hall and cloakroom, three reception rooms and a kitchen on the ground floor whilst at first floor there are four good sized bedrooms and a bathroom.





Total Area: 155.6 m² ... 1675 ft²

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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