



Westwood Drive | Ilkley | LS29 9QZ

Asking price £1,100,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



# 5 Moorlands

Westwood Drive |

Ilkley | LS29 9QZ

Asking price £1,100,000

A substantial and highly versatile six bedroomed, four bathroom family home arranged over three floors, featuring a double garage, off-street parking for three cars and a beautiful Victorian garden.

Occupying an enviable setting within an exclusive cul de sac just off Westwood Drive, this exceptional property enjoys direct access to Ilkley Moor, meaning scenic trails and stunning views are only a few steps away.

- Up To Six Bedrooms
- Double Garage & Off-Street Parking
- Direct Access To Ilkley Moor
- Four Bathrooms
- Beautiful & Highly Private Garden
- Cul De Sac Location

With gas central heating, the accommodation comprises:

## Ground Floor

### Reception Hall

137 x 64 (4.14m x 1.93m)

An inviting reception hall with Amtico flooring and stairs leading to both the lower ground floor and first floor.

### Cloakroom

Located off the reception hall and including a hand wash basin plus w.c.

### Bedroom

147 x 110 (4.45m x 3.35m)

A spacious double bedroom with a glazed sliding door that leads out to a paved seating area.

### Dressing Area

98 x 6'11 (2.95m x 2.11m)

### En Suite

77 x 58 (2.31m x 1.73m)

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





A quaint footbridge crosses a beck that runs along the upper portion of the garden, leading directly to Ilkley Moor. 5 Moorlands takes in an abundance of wildlife and provides a high degree of privacy.



### Study

11'4 x 10'8 (3.45m x 3.25m)

With an outlook over the lower garden.

### Lower Ground Floor

#### Lower Atrium

14'4 x 6'6 (4.37m x 1.98m)

With an abundance of natural light via a double height window and Amtico flooring.

#### Bedroom

19'7 x 14'7 (5.97m x 4.45m)

A superb double bedroom with a sliding glazed door that leads to a secondary paved seating area.

#### En Suite

6'4 x 5'4 (1.93m x 1.63m)

Including a walk-in shower, hand wash basin within vanity unit, w.c, heated towel rail and a sauna.

#### Utility Room

6'6 x 6'6 (1.98m x 1.98m)

Comprising base unit with worktop, sink, plumbing for washing machine and space for dryer.

### First Floor

#### Dining Room

24'9 x 11'4 (7.54m x 3.45m)

An excellent reception space adjoining both the kitchen and sitting room, with windows to two sides.

#### Sitting Room

21'6 x 19'7 (6.55m x 5.97m)

With windows to two sides and an open fire with tiled surround and hearth. A sliding glazed door leads to:

#### Garden Room

11'6 x 10'5 (3.51m x 3.18m)

With an abundance of natural light and a stunning outlook over the garden, with heating and a pine floor.

#### Kitchen

15'10 x 9'8 (4.83m x 2.95m)

A high quality kitchen including an extensive range of base and wall units with coordinating Corian work surfaces and glass splashback. Integrated Siemens appliances include an oven, further multi-function oven/microwave, warming drawer, five ring induction hob with hood over, dishwasher, fridge and freezer. There is also an instant hot water system and separate heating system, so the kitchen can be warmed without the use of central heating. Windows to two sides.

### Second Floor

#### Landing

8'2 x 6'5 (2.49m x 1.96m)

With a recessed store cupboard and a velux window.

#### Bedroom

11'5 x 10'11 (3.48m x 3.33m)

A double bedroom with a dual aspect.

#### Bedroom

11'4 x 10'8 (3.45m x 3.25m)

A further double bedroom currently utilised as a snug.

#### Bedroom

9'8 x 7'9 (2.95m x 2.36m)

With a window to the front elevation.







### Bathroom

9'7 x 6'6 (2.92m x 1.98m)

Comprising a bath, hand wash basin, w.c, bidet and a velux window.

### Second Landing

Including a recessed linen cupboard housing unvented hot water cylinder.

### Third Floor

Accessed via an external staircase.

### Home Office

30'0 x 17'4 (max) (9.14m x 5.28m (max))

A standout feature of the property is the generous third floor, that offers the perfect space for home working or as an annex apartment for an older child or relative. the spacious bedroom or home office includes velux windows to two sides.

### Bedroom/Separate Office

12'0 (max) x 11'4 (3.66m (max) x 3.45m)

Beyond the home office is another room that can be used as another bedroom or further office and provides access to the loft space and under-eaves store space. With two velux windows.

### En Suite

10'9 x 4'0 (3.28m x 1.22m)

Featuring a walk-in shower, hand wash basin, w.c, heated towel rail and a velux window.

### Outside

#### Double Garage

22'0 x 18'0 (6.71m x 5.49m)

Accessed either via a pair of up and over doors to the front, single door to the side or via the inner hall, with light and power and housing the boiler.

#### Driveway

A tarmac and block-paved driveway provides ample off-street parking for three cars.

#### Garden

A truly spacial, Victorian garden featuring a mixture of paved seating area, an elevated deck ideal for outdoor entertaining, rockeries, mature trees and shrubs and a path leading down to the beck. A path leading across the upper portion of the garden leads to a pair of gates that sit either side of a footbridge. Cross the footbridge and you are straight onto Ilkley Moor - An outstanding feature enjoyed by very few homes.

#### 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:

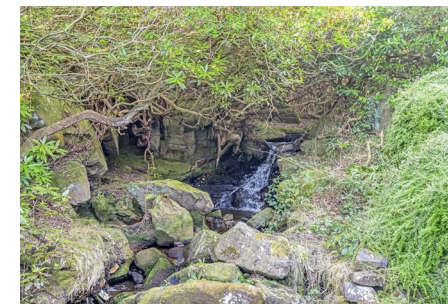
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



With double bedrooms located on all three floors, the property offers particularly flexible accommodation ideal for a large family or those with relatives who visit for longer periods of time.







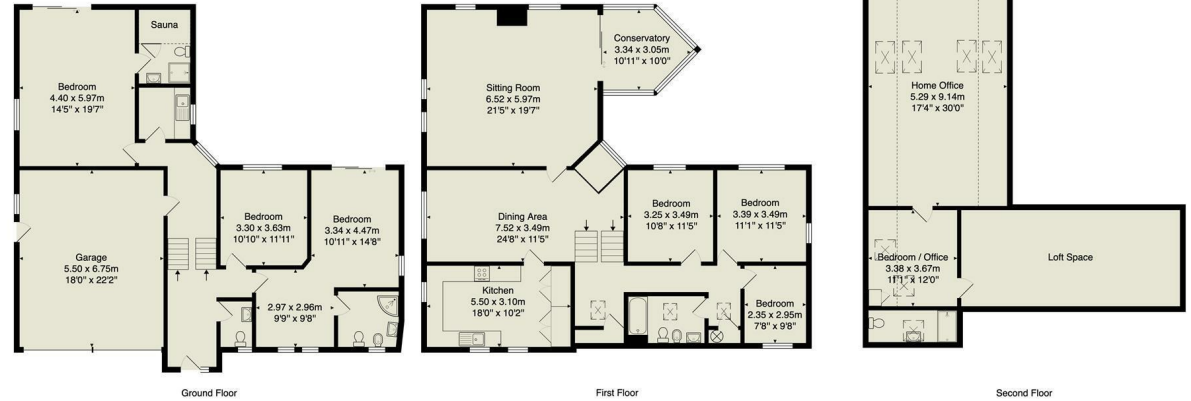
©2025 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies



Google Map data ©2025



Google Map data ©2025 Google



Total Area: 382.6 m<sup>2</sup> ... 4120 ft<sup>2</sup>  
 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141  
 ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>