



Eaton Road | Ilkley | LS29 9PU

Asking price £835,000

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16 Eaton Road |  
Ilkley | LS29 9PU  
Asking price £835,000

An attractive and substantial end-terrace home providing five/six bedrooomed, three bathroom accommodation featuring a lower ground floor that offers excellent scope to create a granny annexe or further living space.

Nestled within a highly sought after residential area, this handsome property feels private and secluded yet is within a brief stroll of Ilkley town centre and train station.

- Five/Six Bedrooms
- Three Bathrooms
- Excellent Scope To Add Further Accommodation
- Peaceful Yet Central Location

With gas central heating, the accommodation comprises:

### Ground Floor

#### Reception Hall:

20'1 x 6'1 (6.12m x 1.85m)

An inviting reception hall with a dado rail and oak flooring. Wood panelled stairs lead to the upper and lower floors.

#### Sitting Room

19'0 (into bay) x 13'6 (5.79m (into bay) x 4.11m)

A sizeable reception room featuring a bay window, open fire with tiled surround and stone hearth, ornate ceiling rose, coving and a picture rail.

#### Dining Kitchen

20'8 x 14'10 (max) (6.30m x 4.52m (max))

A thoughtfully designed, high quality kitchen comprising an extensive range base and wall units with Silestone quartz worktops. Integrated Miele appliances include an oven, five ring gas hob with recessed extractor, fridge.freezer and a dishwasher. The dining area includes a feature fireplace with tiled surround and marble hearth, fitted bookcases, oak flooring, ornate coving and ceiling rose. There is also a useful pantry cupboard. Three windows allow for plenty of natural light.





This characterful five/six bedroomed home forms part of a highly-regarded residential area, popular for its peace and tranquility whilst still being with a brief walk of the town centre.



## First Floor

### Principal Bedroom

19'2 (into bay) x 12'3 (5.84m (into bay) x 3.73m)

A substantial double bedroom including a feature fireplace with tiled surround, picture rail and a bay window providing a lovely open outlook.

### Bedroom

14'8 x 10'10 (4.47m x 3.30m)

A generous double bedroom with a recessed wardrobe and bookcase, hand wash basin and a feature fireplace with tiled surround. Outlook over the rear garden and towards the hills beyond.

### Bathroom

9'6 x 7'8 (2.90m x 2.34m)

With Amtico flooring, roll-top bath with shower over plus glass screen, hand wash basin, w.c, heated towel rail and an airing cupboard housing the water tank.

### Shower Room

5'11 x 5'10 (1.80m x 1.78m)

With a corner shower, hand wash basin and w.c.

### Bedroom/Study

7'5 x 6'7 (2.26m x 2.01m)

Enjoying an open outlook to the front.

## Second Floor

### Bedroom

19'2 (into bay) x 11'3 (5.84m (into bay) x 3.43m)

A third double bedroom featuring a recessed wardrobe and cupboard, cast iron feature fireplace, exposed beam and plenty of natural light via windows to three side.

### Bedroom

14'7 x 12'1 (4.45m x 3.68m)

A fourth double bedroom including a fitted wardrobe with store cupboard over.

### Bedroom

10'6 x 9'3 (3.20m x 2.82m)

Including fitted cupboards and under-eaves store space as well as a velux window that provides a view towards Middleton.

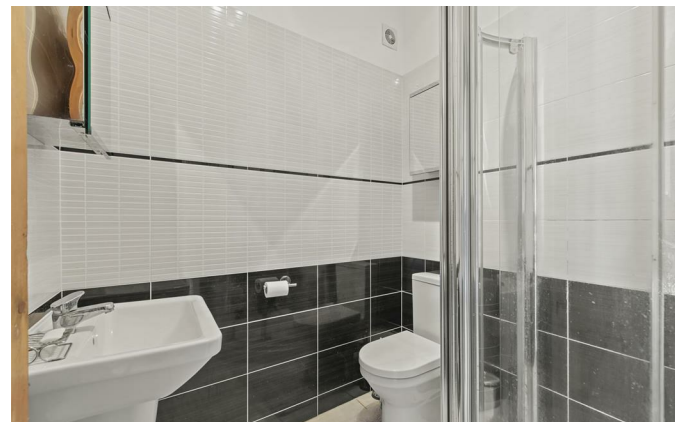
### Shower Room

6'9 x 6'7 (2.06m x 2.01m)

Smartly presented and with Amtico flooring, the shower room includes a walk-in shower with glass screen, hand wash basin, w.c and a skylight.

## Lower Ground Floor







## Room One

19'0 (into bay) x 13'1 (5.79m (into bay) x 3.99m)

A sizeable room with a stone keeping shelf and a bay window.

## Room Two

14'9 x 11'8 (4.50m x 3.56m)

Featuring an original range, stone basin and a door leading out to the rear garden.

## Utility Room

14'2 x 9'7 (4.32m x 2.92m)

Housing the boiler and offering ample space for additional appliances.

## Outside

### Front Garden

A paved front garden with mature shrubs, enclosed by a stone wall and iron railing.

### Rear Garden

To the front of the is property a generous garden consisting and paved and gravelled areas with mature shrubs, trees and a pond. There is also a useful garden store.

## Parking

Beyond the rear garden and approached via the rear access road, the property includes a parking area.

## 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>

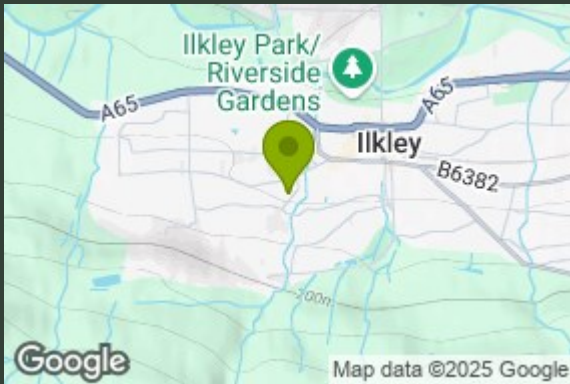
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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



The lower ground floor offers excellent potential to create further living accommodation or an apartment perfect for older children/parents.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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