



The Lutyens | | Ilkley | LS29 9SJ

Asking price £825,000

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12 The Lutyens | Ilkley | LS29 9SJ Asking price £825,000

An impressive stone built detached house offering well planned 3/4 bedroomed accommodation and forming part of a small and exclusive development of just seven properties in an enviable and mature setting within a comfortable stroll of Ilkley town centre. The property incorporates a generous hallway with a shower room, a sitting room with a separate dining area, a fitted breakfast kitchen, a bedroom and conservatory on the ground floor whilst at first floor level there is a principal bedroom with en suite facilities and two further bedrooms. Externally there is a garage, additional off road parking and a very private enclosed lawned garden.

- Modern Stone Built Detached House
- Spacious Hall & Shower Room
- Fitted Breakfast Kitchen & Rear Porch
- Principal Bedroom With En Suite Facilities
- Private Enclosed Garden, Garage & Off Road Parking
- Enviable Setting Within A Short Stroll Of Town Centre
- Sitting Room With Dining Area
- Ground Floor Bedroom & Conservatory
- 2 Further First Floor Bedrooms
- Council Tax Band F / EPC Rating Awaited

GROUND FLOOR

Veranda Entrance

Leading to:

Reception Hall

17'5" x 5'10" (5.31m x 1.78m)

With a panelled entrance door, cloaks cupboard, under stairs store cupboard and a moulded ceiling cornice.

Sitting Room

21'0" x 12'0" (6.40m x 3.66m)

With a window to the front elevation and glazed double doors opening onto the rear garden. Stone fireplace with a fitted gas fire. Moulded ceiling cornice.

Adjoining Dining Area

9'10" x 6'4" (3.00m x 1.93m)

With a moulded ceiling cornice and a window overlooking the rear garden.

Breakfast Kitchen

15'0" x 7'9" (4.57m x 2.36m)

With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Rangemaster gas range cooker and fitted dishwasher. Breakfast bar. Space for a fridge freezer. Moulded ceiling cornice and recessed spotlights.



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Rear Entrance Porch

With plumbing for an automatic washer and space for a dryer. Glazed door to the rear.

Bedroom

13'8" x 8'9" (4.17m x 2.67m)

With a moulded ceiling cornice and glazed double doors leading to:

Conservatory

10'6" x 9'6" (3.20m x 2.90m)

With a ceramic tiled floor and a glazed door leading to the enclosed rear garden.

Shower Room

With a large walk in shower, low suite wc and a wash basin. Part wall tiling. Chrome heated towel rail.

FIRST FLOOR

Landing

Leading to:

Principal Bedroom

19'2" x 12'0" (both maximum) (5.84m x 3.66m (both maximum))

With extensive fitted furniture including fitted wardrobes, drawers and a dressing table. 4 Velux rooflight window.

En Suite Shower Room

With a tiled shower cubicle, wash basin with a cupboard beneath and a low suite wc. Under eaves store cupboard and recessed spotlights. Velux rooflight window.

Bedroom

21'4" x 8'10" (both maximum) (6.50m x 2.69m (both maximum))

With 2 wall light points and 2 Velux rooflight windows.

Bedroom

15'2" x 7'10" (4.62m x 2.39m)

With 2 Velux rooflight windows.

OUTSIDE

Single Garage

The garage is approached by a block paved driveway which provides additional off road parking.

Gardens

There is an easily maintained garden area to the front of the house. To the rear there is a lovely and very private enclosed lawned garden.

To the side of the house is a useful covered store area.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

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:

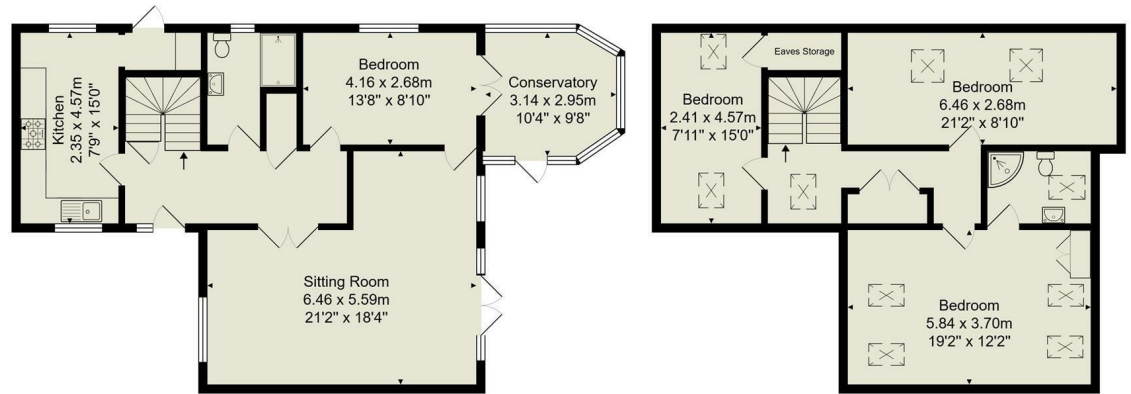
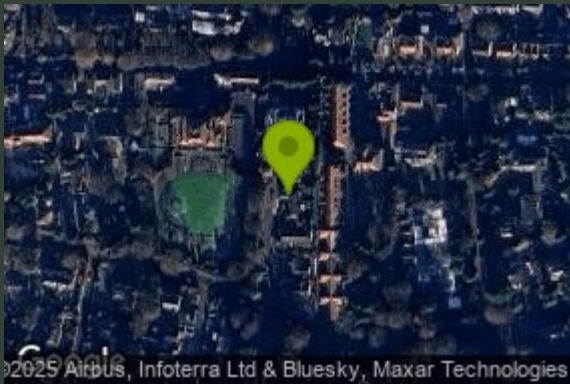
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Please Note

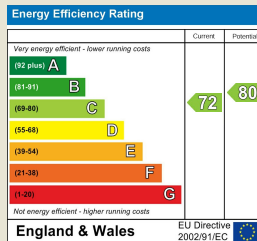
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded



Total Area: 155.7 m² ... 1676 ft²
 All measurements are approximate and for display purposes only.
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139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>