



Wayside

Westwood Drive | Ilkley | LS29 9QX

Guide price £785,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Wayside

Westwood Drive |

Ilkley | LS29 9QX

Guide price £785,000

An exceedingly rare opportunity to acquire a substantial five bedroomed detached arts and crafts home perched towards the lower end of Westwood Drive, set amongst a highly private and generous plot.

Now in need of renovation, this beautiful home retains much of its original character and charm. The ground floor provides an abundance of living space while the first floor features five double bedrooms. Mature gardens surround the property while a driveway and two detached garages face onto Westwood Drive.

- Exceptionally Rare Opportunity
- Five Double Bedrooms
- Sizeable Plot
- Two Garages & Off-Street Parking

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

Accessed via glazed double doors.

Reception Hall

18'6 x 12'8 (5.64m x 3.86m)

An inviting reception hall with fitted cabinets, exposed beams, understairs store cupboard and a bay window.

Cloakroom

With a hand wash basin and w.c.

Sitting Room

22'11 x 13'5 (6.99m x 4.09m)

Featuring a parquet floor, multi-fuel stove with brick surround and stone hearth, exposed beams and windows to three sides.



Wayside occupies an enviable position, being within a brief walk of Ilkley Moor.



Living Room

18'6 x 12'7 (5.64m x 3.84m)

With parquet flooring, feature fireplace with stone hearth, exposed beams and two windows.

Kitchen

17'10 x 15'11 (5.44m x 4.85m)

Comprising an extensive range of base and wall units with coordinating tiled work surfaces, Aga, plumbing for dishwasher and a dual aspect.

Dining Room

11'11 x 10'4 (3.63m x 3.15m)

Adjoining the kitchen and including a window to the front elevation.

Rear Porch

Including a fitted store cupboard and a door to the side elevation.

Utility Room

6'10 x 4'5 (2.08m x 1.35m)

Housing the boiler.

First Floor

Landing

10'4 x 9'7 (3.15m x 2.92m)

A spacious open landing with scope to create a study area.

Bedroom

13'7 x 13'5 (4.14m x 4.09m)

A double bedroom with a dual aspect.

Bedroom

18'11 x 12'9 (5.77m x 3.89m)

A second double bedroom featuring an extensive range of fitted wardrobes and an outlook over the rear garden.

Bedroom

13'5 x 9'3 (4.09m x 2.82m)

A double bedroom with a hand wash basin and dual aspect.

Cloakroom

Including a hand wash basin and w.c.

Inner Landing

With a useful store cupboard.

Bedroom

11'11 x 11'9 (3.63m x 3.58m)

A double bedroom including recessed wardrobes and a store cupboard.





Bedroom

15'11 x 9'3 (4.85m x 2.82m)

A fifth double bedroom with a pine floor, feature fireplace with tiled hearth, hand wash basin and windows to two sides.

Bathroom

12'4 x 8'0 (3.76m x 2.44m)

Comprising a bath, walk-in shower, hand wash basin, heated towel rail and a linen cupboard.

Outside

Gardens

Wayside stands within a generous plot, featuring mature trees, shrubs and paved areas.

Garage One

15'0 x 8'6 (4.57m x 2.59m)

Accessed via an up and over door.

Garage Two

17'9 x 9'10 (5.41m x 3.00m)

Accessed via an up and over door.

Driveway

A tarmacadam driveway provides off-street parking.

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

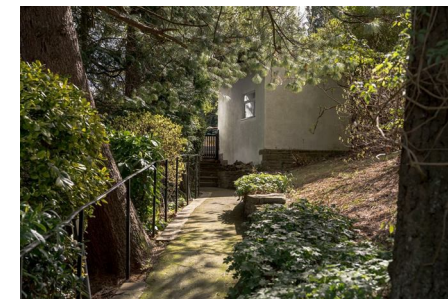
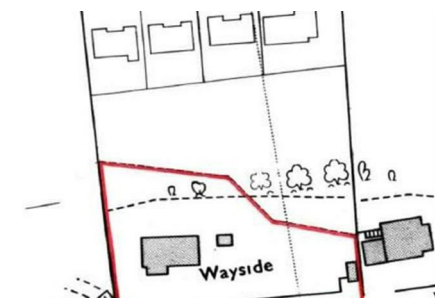
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

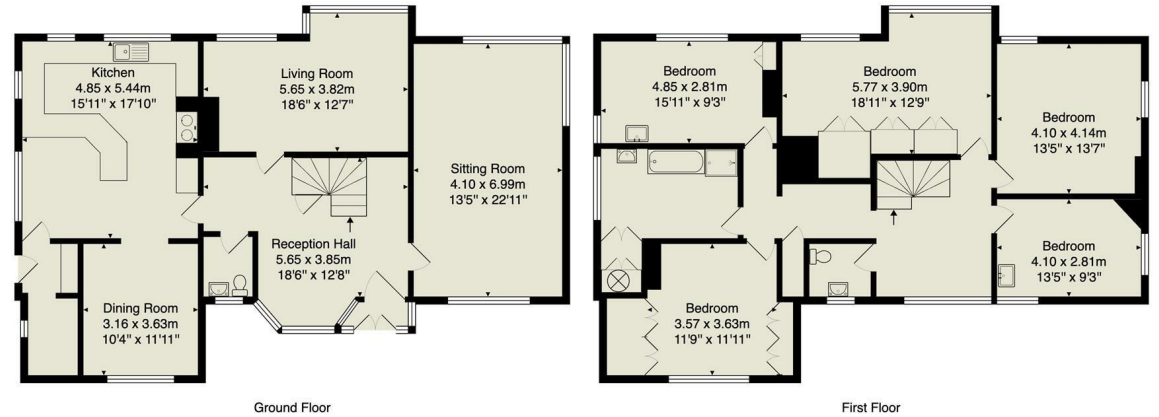
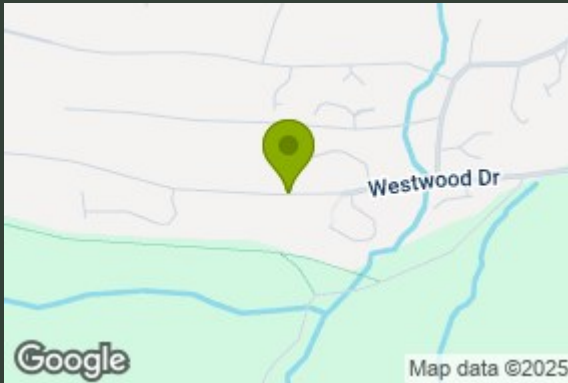
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.

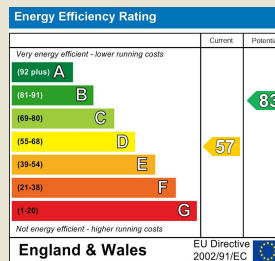


A path leads from the driveway, winding through the woodland garden, to the property.





Total Area: 238.7 m² ... 2569 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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