



Valley Drive | | Ilkley | LS29 8PA

£629,950

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70 Valley Drive | Ilkley | LS29 8PA £629,950

Conveniently situated close to the heart of Ben Rhydding this meticulously renovated house offers an exceptional opportunity for family living. With an open-plan living kitchen and five spacious bedrooms this property is designed to accommodate the needs of modern families while providing a sense of comfort and style. Our clients have spent the last twelve months redesigning and renovating this property to create a turn-key home with high quality fixtures and fittings throughout. An enclosed landscaped rear garden provides the perfect space for entertaining and alfresco-dining. The property boasts stunning views towards Middleton, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own home. Located within a comfortable walk to Ben Rhydding train station, this residence offers easy access to transport links, making it an ideal choice for commuters. The combination of its prime location, generous living space, and exceptional views makes this property a rare find in the area of Ben Rhydding. Whether you are looking for a family home or a place to entertain guests, this house on Valley Drive is sure to impress. Don't miss the chance to make this exquisite property your own.

- Fully renovated and extended semi-detached property
- Five double bedrooms
- Open-plan dining kitchen with patio doors to rear garden
- Tarmacadam drive with parking up to four vehicles
- Dusk to Dawn outside lighting
- Presented to an exceptional standard with high quality fixtures and fittings throughout
- Two luxury bathrooms
- Enclosed rear garden with southerly aspect garden
- Stunning views towards Middleton

GROUND FLOOR

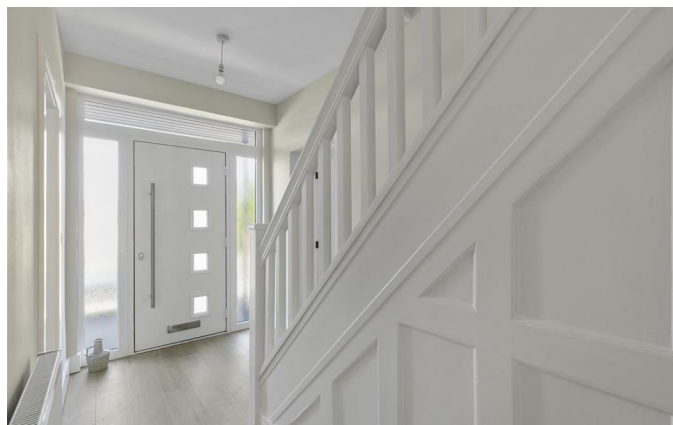
Entrance hallway

With a composite door and glazed panells to the front. High quality Oak effect flooring and a panelled staircase.

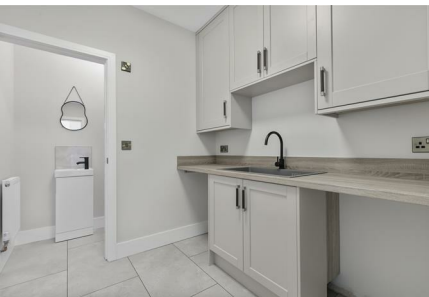
Sitting room

13'11 x 11'11 (4.24m x 3.63m)

With a Bay window to the front elevation enjoying an open aspect and spotlights to the ceiling.



An extended and meticulously renovated five-bedroomed family home.



Family room

12'5 x 11'11 (3.78m x 3.63m)

There are built in cupboards with Oak effect work tops and integrated sockets. Media cupboard with further built in sockets.

Open plan Living kitchen

29'01 x 18'01 max (8.86m x 5.51m max)

The jewel in the crown of this property is the fantastic open plan kitchen space providing ample space to cook, dine and relax. The well appointed and high quality kitchen fitted by 'KitchenCo' comprises a range of shaker style wall and base units with quartz work tops and upstands, integrated appliances to include an AEG eye level oven and oven microwave, AEG induction hob, extractor hood and mirrored splash back. Integrated fridge, freezer and NEFF dishwasher. Central island with quartz work top providing further pan drawers, storage and seating area.

Utility room

7'04 x 7'01 (2.24m x 2.16m)

Range of wall and base units with coordinating work tops and recessed granite sink. Plumbing for washing machine and dryer. Tiled floor.

Downstairs cloakroom

With a vanity sink unit with matt black fittings, WC and a tiled floor.

Bedroom 5/reception room

12'0 x 11'0 (3.66m x 3.35m)

With a window to the front elevation.

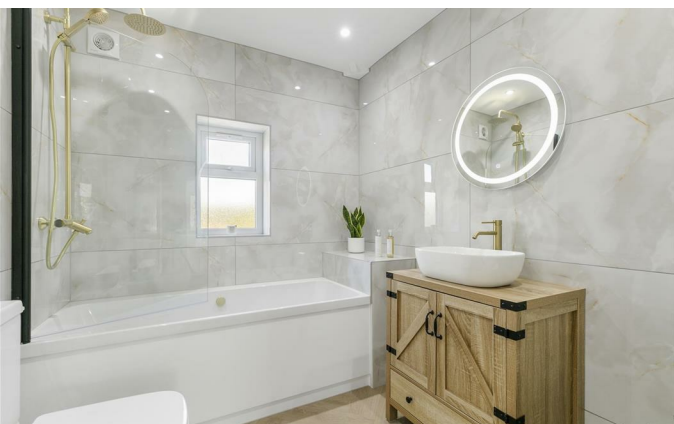
FIRST FLOOR

Landing

Bedroom 1

11'05 x 10'09 (3.48m x 3.28m)

With a window to the front elevation and a feature panelled wall.



En-suite Shower room

7'09 x 5'4 (2.36m x 1.63m)

A luxury shower room with a double shower cubicle, washed Oak effect vanity unit with an attractive coloured glass basin, WC and heated towel rail. Oversized marble effect tiles and an Oak effect flooring. Window to the rear elevation.

Bedroom 2

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

With a window to the front elevation enjoying an open aspect and views towards Middleton.

Bedroom 3

12'6 x 11'11 (3.81m x 3.63m)

With a window to the rear elevation enjoying views towards Ilkley Moor. With loft access via a pull down hatch, boarded with a pull down ladder.

Bedroom 4

12'0 x 7'11 (3.66m x 2.41m)

With a window to the rear elevation with excellent views towards the Cow and Calf Rocks.

Family bathroom

7'09 x 6'08 (2.36m x 2.03m)

A luxury suite with gold fittings comprising a bath with shower over, WC, washed Oak effect vanity unit with basin, oversized marble effect tiling, Herringbone washed Oak effect flooring, heated towel rail and spotlights to the ceiling.

Parking

To the front of the property there is a tarmacadam drive providing ample parking.

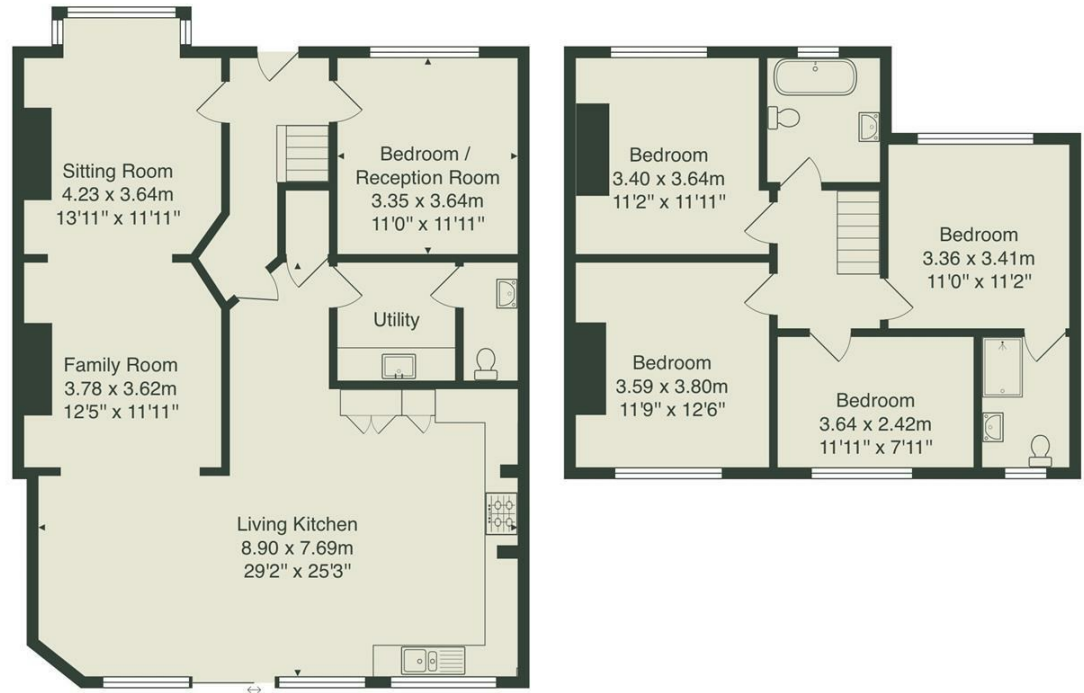
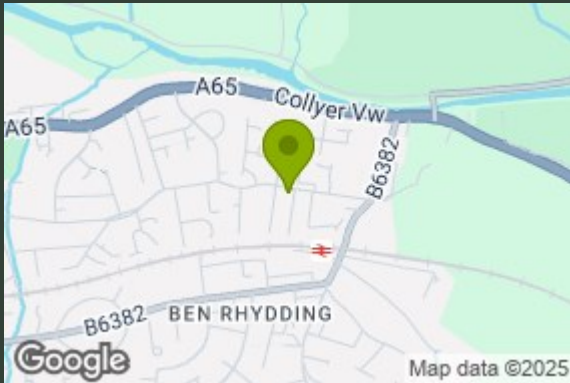
Gardens

To the front of the property there are two steps up to an Indian stone flagged area and covered porch. There is a south facing enclosed landscaped garden to the rear providing an Indian stone patio area perfect for al fresco dining, raised flower beds and steps leading to a level lawned garden. To the side of the property there is gated access and a handy area to store the bins. There is external lighting to the property with dusk to dawn sensors.



Landscaped south-facing rear gardens and parking for up to four vehicles.

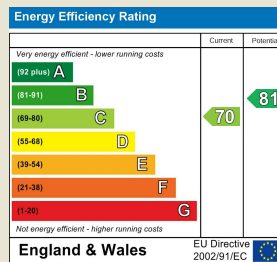




Total Area: 169.6 m² ... 1825 ft²

All measurements are approximate and for display purposes only.

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