



Ben Rhydding Drive | | Ilkley | LS29 8AY

Asking price £1,200,000

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5 Ben Rhydding Drive |
Ilkley | LS29 8AY

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An imposing six bedroomed Victorian semi detached property, situated in one of Ilkley most highly regarded addresses. The property is brimming with period features, including beautiful tall ceilings, fireplaces, decorative cornice, ceiling mouldings and picture rails. On entering the property there is a spacious hallway, sitting room, fabulous open plan dining kitchen with central island, family room with media wall, with useful cellar areas to the lower ground floor with direct access to the garden. To the first and second floors there are six bedrooms, a bathroom and shower room. The principal bedroom with an en-suite bathroom. Outside the property enjoys enclosed level lawned gardens with a patio seating area. Parking for at least four cars, accessed via a driveway to the side of the property.

- Victorian Semi detached
- Period features throughout
- Bathrooms by the Secret Drawer with under floor heating
- Open plan dining kitchen
- New windows & plantation shutters throughout
- Six bedrooms
- Farrow and Ball paint colours
- Large enclosed lawned garden
- Short walk to the train station
- Hive smart heating system

GROUND FLOOR

Entrance Hall

A wooden and glazed front door gives access to an imposing hallway with an Oak floor.



Situated in a highly regarded location on Ben Rhydding Drive a few minutes walk from Ben Rhydding station which offers direct links with Leeds and Bradford.



Sitting Room

17'06 x 13'08 (5.33m x 4.17m)

A well proportioned room with a bay window to the front elevation and Oak flooring. Fireplace with a working open fire and a slate hearth.

Dining Kitchen

20'11 x 17'11 (6.38m x 5.46m)

Bespoke hand made kitchen with solid wood wall and base units, coordinating granite worktops and upstands. Central island with solid Oak work top and twin Belfast sinks. Fitted Aga and fitted dresser cabinet. Two windows to the side elevation and French doors leading out to the rear garden.

Family Room

13'07 x 12'0 (4.14m x 3.66m)

Full width Media unit providing space for a flat screen TV, bookcase and shelving. Window to the side elevation.

LOWER GROUND FLOOR

Cellar One

14'0 x 13'07 (4.27m x 4.14m)

With a large central keeping stone and a wall mounted boiler.

Cellar Two

19'05 x 15'11 (5.92m x 4.85m)

A practical space providing a useful utility area with plumbing for a washing machine. A door gives access to the rear garden and a window to the side elevation.

FIRST FLOOR

Landing

Principal Bedroom

17'08 x 13'08 (5.38m x 4.17m)

A spacious bedroom with a splayed bay window to the front elevation and a period fireplace. Built in wardrobes.

En-Suite Bathroom

13'09 x 10'05 (4.19m x 3.18m)

Fitted by 'Secret Drawer of Ikley', creating a wonderful sanctuary the bathroom comprises a freestanding bath, Marble tiled shower stall with rainfall shower and hand held attachments, cabinet sink unit with Quartz top and upstands, concealed WC. Heated towel rail and washed Oak flooring. Under floor heating.

Bedroom

17'11 x 9'10 (5.46m x 3.00m)

With a window to the rear elevation.



Bedroom

9'06 x 7'0 (2.90m x 2.13m)

With a window to the front elevation.

Bedroom

11'02 x 10'11 (3.40m x 3.33m)

With a window to the side elevation and a feature fireplace.

Bathroom

7'06 x 6'03 (2.29m x 1.91m)

Fitted with a suite comprising a bath with shower over and separate shower attachment, wall mounted vanity unit, and WC. Heated towel rail. Window to the side elevation and washed Oak ceramic tiled floor.

SECOND FLOOR

Landing

Velux window. Access to a large loft area with potential for further development subject to building regulations.

Bedroom

14'04 x 13'09 (4.37m x 4.19m)

With built in wardrobes, a Velux window and further window to the side elevation.

Bedroom

14'3 x 13'10 (4.34m x 4.22m)

Two Velux windows and a window to the side elevation. Built in wardrobes.

Shower Room

9'04 x 6'10 max (2.84m x 2.08m max)

Shower room by 'Secret Drawer of Ilkley', comprising a walk in wet room style shower, vanity unit with Quartz surface and upstand and concealed WC. Tiled walls and floor. Heated towel rail. Under floor heating.

Gardens

To the front of the property there is an enclosed garden with level lawned area, flower beds and path leading to the front door. A paved pathway leads down the side of the property.

A good sized garden to the rear provides a level lawned garden, paved patio seating area, pebbled paths and various well stocked borders.

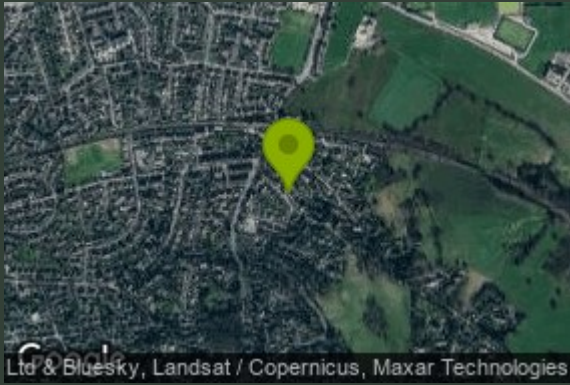
Parking

Down the side of the property there is a lane providing access to a concrete parking area for up to two vehicles.



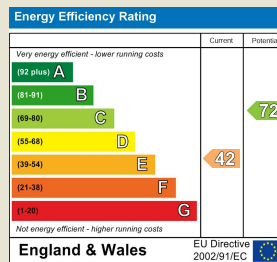
Large enclosed lawned garden and parking for at two vehicles.





TOTAL FLOOR AREA : 3091 sq.ft. (287.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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