



Bolling Road | | Ilkley | LS29 8QD

£1,127,000

TW | **TRANMER
WHITE**
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70 Bolling Road | Ilkley | LS29 8QD £1,127,000

This imposing period home offers a perfect blend of classic elegance and modern convenience. This residence is ideal for families seeking both practical space and well appointed accommodation. As you enter, you are greeted by an inviting entrance vestibule, cloakroom, two reception rooms, perfect for entertaining guests or enjoying quiet family evenings. An open plan living kitchen with bi fold doors seamlessly blending onto the private south facing patio garden. Four well proportioned bedrooms, the principle having a Juliet balcony, ensuite shower room and dressing room. Integral garage, with access to a boot room/gym, with an occasional bedroom/den situated above the garage. A level lawned garden, ample parking and electronic gated entrance complete this remarkable home.

- Period detached residence
- Open plan living kitchen with bifold doors to the garden
- Period features throughout such as original cornice and picture rails
- Four/five bedrooms
- Three reception rooms and integral garage
- Accessed via electric gates
- Level walk to the centre of Ilkley
- Original 1920s stained glass encapsulated windows

Reception Hall

19'06 x 7'04 (5.94m x 2.24m)

A welcoming reception hall with an arch oak door, with original encapsulated matching stained glass window and exposed stone. Window to the side elevation. Decorative tiled and engineered oak floor. Under-stairs store cupboard.

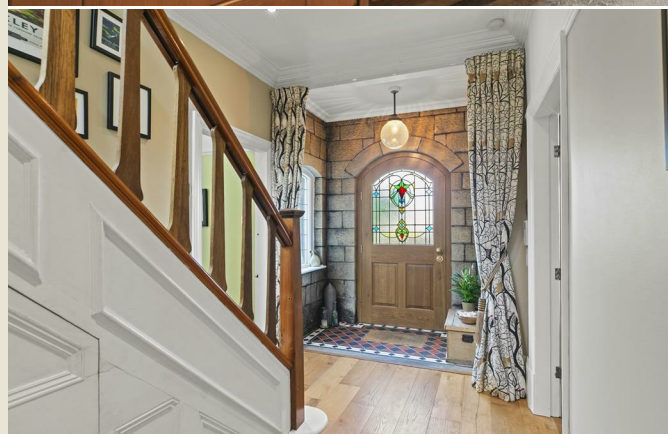
Cloakroom

Comprising a period style high flush WC, a corner pedestal sink and tiled splash area. Window to the rear elevation. Engineered oak floor.

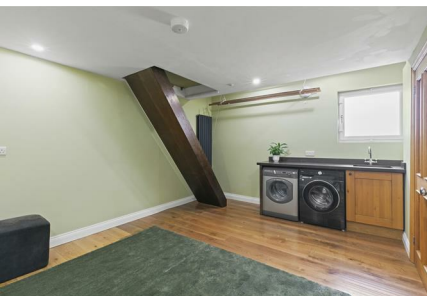
Sitting Room

16'10 x 17'01 (5.13m x 5.21m)

An elegant sitting room with a feature fireplace housing a log burning stove on a granite hearth. A generous bay window to the rear elevation and an additional window to the front. Engineered oak floor, original picture rail and moulded ceiling cornice.



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Family Room

11'10 x 12'03 (3.61m x 3.73m)

Windows to front and side elevations. Cast iron fireplace, with tiled slips and an open grate. Recessed shelves and cupboards. Engineered oak floor. Original moulded ceiling cornice and pictures rail.

Living Kitchen/Dining

28'0 x 15'04 (8.53m x 4.67m)

A generous living space, comprising an impressive fitted kitchen with an extensive range of Wentworth solid oak base and wall units, coordinating Granite work surfaces, upstands and inset stainless steel sink unit. Breakfast bar. Feature Smeg Range, integrated fridge, freezer and dishwasher. Double fridge/freezer. Bi folding doors leading out to the garden. Housed in one of the units is the boiler and tank. Riven Yorkshire stone flagged floor. There is also a recessed speaker system and lighting. Door to the integral garage.

Utility/Boot room/Gym

15'04 x 11'03 (4.67m x 3.43m)

Solid oak worktop and upstand, recess stainless steel sink and plumbing for a washer dryer. This is a flexible room for any requirements. Stairs to occasional bedroom five/Den.

FIRST FLOOR

Landing

The stairs have a carpet runner, exposing the painted staircase. Stained glass window to the rear elevation. Loft hatch to a large boarded area.

Attic

A large, fully boarded attic in the eaves of the house, providing a potential to convert (with relevant planning permission).

Bedroom One

15'07 x 12'07 (4.75m x 3.84m)

Feature window incorporating french doors to a Juliet balcony, and an archway leading to the dressing room.

Dressing Room

7'01 x 3'07 (to wardrobe) (2.16m x 1.09m (to wardrobe))

With a range of fitted wardrobes and drawers.

En Suite Shower Room

8'07 x 5'05 (2.62m x 1.65m)

Window to rear elevation. Fitted with suite comprising a double walk-in shower, wall mounted sink and a W.C. Tiled floor and tiled walls. Underfloor heating.

Bedroom Two

15'06 x 17'01 (4.72m x 5.21m)

Windows to the front and rear elevations, with lovely views over Ilkley. Cast iron fireplace, spot lights, a picture rail.



Bedroom Three

12'0 x 14'0 (3.66m x 4.27m)

Windows to the front and side elevations. Cast iron fireplace and picture rail.

Bedroom Four

9'03 x 12'0 (2.82m x 3.66m)

Windows to the side elevation.

Family Bathroom

7'05 x 7'04 (2.26m x 2.24m)

Fitted with a suite comprising a bath with rainfall shower over, pedestal wash basin and low suite W.C. Tiled floor and walls. Window to the front elevation, spot lights and a heated towel rail. Underfloor heating.

Bedroom Five/ Den

31'07 x 7'01 (9.63m x 2.16m)

Access via a permanent, carpeted ladder from the utility room. Feature window to the front elevation and two velux windows. Engineered oak flooring. Spot lights. There is also access to the eaves for additional storage.

Integral Garage

12'04 x 19'10 (3.76m x 6.05m)

Single garage with an electric door

Gardens

The property is set in beautifully maintained gardens with a Riven Yorkshire stone patio and lawned areas. Stone retaining wall and fence panels. Useful bin store and woodstore area. Riven Yorkshire stone patio to the side and steps that lead to the front lawned garden. Tarmacadam drive accessed via electric gates.

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.

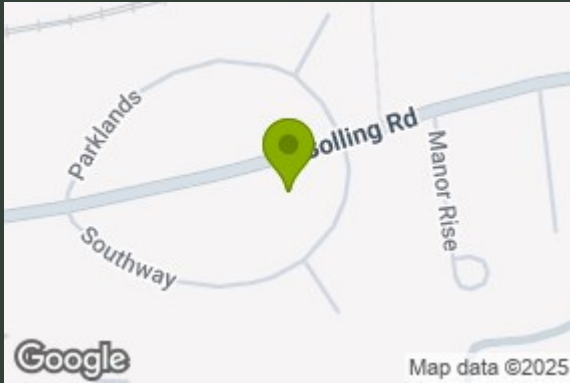
Please Note

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.

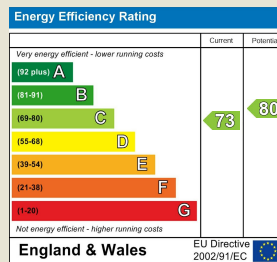


Integral garage, with access to a boot room/gym, and a bedroom/den over the garage. A level lawned garden, ample parking and electronic gated entrance complete this remarkable home.





Total Area: 256.6 m² ... 2761 ft²
 All measurements are approximate and for display purposes only.
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