



Beamsley House

Cheltenham Fold | Ilkley | LS29 8FG

£1,100,000

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WHITE**
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An outstanding stone built detached family house forming part of an exclusive recent development of just six properties in a lovely quiet setting on the edge of Ben Rhydding and having a secluded private south facing rear garden. The property incorporates a spacious hallway with a cloakroom, a large sitting room, a high quality fitted kitchen with separate utility room, a dining room and snug on the ground floor whilst the upper floor provides five bedrooms, two with en suite facilities and a bathroom. There is a double garage and extensive off road parking in the long driveway.

- Handsome Stone Built Family House
- Welcoming Hallway With Cloakroom
- Fitted Kitchen & Utility Room
- Master Bedroom With En Suite Bathroom & Dressing Room
- Double Garage, Long Driveway & South Facing Garden
- Lovely Setting On The Edge Of Ilkley
- South Facing Sitting Room
- Dining Room & Snug
- 4 Further Bedrooms, Shower Room & Bathroom
- EPC Rating Awaited / Council Tax Band G

GROUND FLOOR

Reception Hall

With a panelled entrance door, oak flooring and staircase, and an understairs cupboard providing additional storage space.

Cloakroom

With a low suite W.C., washbasin, extractor fan, recessed spotlights and a tiled floor.

Sitting Room

24'10 x 13'0 (7.57m x 3.96m)

A bright and spacious room, accessed via part glazed double doors from the hall. Featuring a log burning stove on a stone hearth, ceiling cornice and Oak flooring. Additionally there are two glazed doors leading onto a south facing rear garden.



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Kitchen

18'05 x 11'07 (5.61m x 3.53m)

With a porcelain sink with mixer tap, and a range of base and wall unit cupboard and drawers, with granite worksurfaces. This modern kitchen has oak flooring and recessed spotlights throughout and ceiling cornice. Appliances include an induction range cooker, extractor fan and fitted dishwasher. There is also an island unit and breakfast bar, and windows to the side and rear elevations, overlooking the garden.

Dining Room

16'04 x 11 (4.98m x 3.35m)

Adjoining the kitchen, this room has continuous oak flooring and ceiling cornice, as well as windows to the side and front elevations.

Snug

14'05 x 13'08 (4.39m x 4.17m)

A bright room with oak flooring, and windows to the front and side elevations, and double glazed doors giving access to the rear garden patio.

Utility

8 x 6'04 (2.44m x 1.93m)

With a porcelain sink, base and wall units with cupboards and plumbing for a washing machine. There is also oak flooring and a part glazed door to the rear garden.

FIRST FLOOR

Landing

A large landing space with a cylinder cupboard and windows to the front elevation.

Principal Bedroom

15 x 14'06 (4.57m x 4.42m)

Windows to the rear elevation.

En Suite Bathroom

With a bath, walk-in-shower, low suite W.C., wash basin with drawers beneath, a heated towel rail, recessed spotlights and tiling to the floor and walls.

Dressing Room

7'06 x 6'08 (2.29m x 2.03m)

With fitted hanging rails and shelves, and recessed spotlights.

Bedroom

18'10 x 11'03 (5.74m x 3.43m)

Spacious double room with windows to the front elevation.

Bedroom

16'03 x 12'06 (4.95m x 3.81m)

With windows to the front and side elevations.



En Suite Shower Room

With a tiled shower cubicle, low suite W.C., wash basin, recessed spot lights, a heated towel rail and tiling to the walls and floor.

Bedroom

11'06 x 11'06 (3.51m x 3.51m)

With a recessed wardrobe and a window to the side elevation.

Bedroom/ Dressing Room

11'03 x 9'04 (3.43m x 2.84m)

Fitted with high quality wardrobes and a dressing table. Window to the rear elevation.

Bathroom

With a bath, wash basin with a drawer beneath, low suite W.C., walk-in-shower and a heated towel rail.

Double Garage

20'0 x 18'0 (6.10m x 5.49m)

With internal access via the hall, the garage has an electric up-and-over door, and a wall mounted gas central heating boiler. There is also a door to the side elevation. Leading up to the garage at the front of the property is a resin driveway, bordered by dry stone walls, providing off-street parking for several cars.

Garden

There is a lovely level and south facing rear garden with a lawned area, raised flower beds, a patio and a raised decking area. The property is surrounded by dry stone walling, and has a stream along the eastern boundary.

Please Note

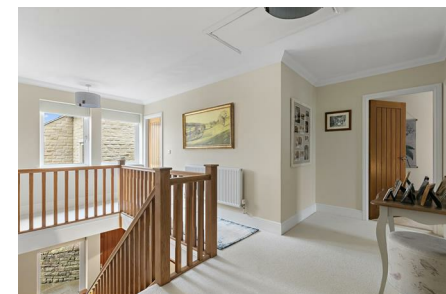
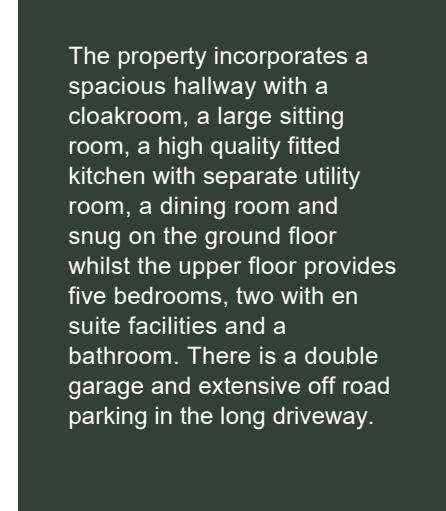
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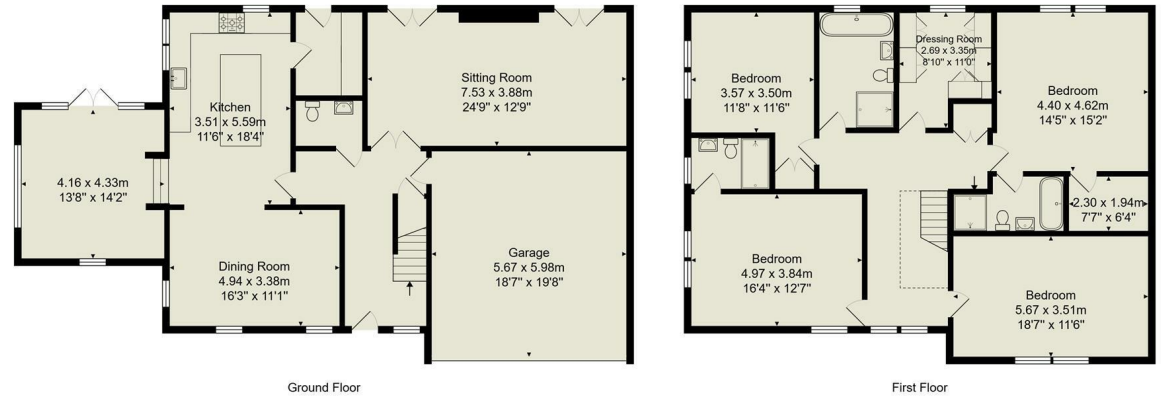
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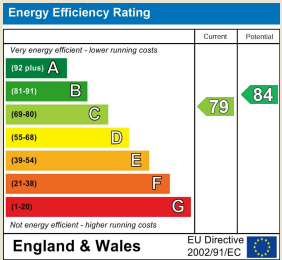
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Total Area: 271.7 m² ... 2925 ft²
All measurements are approximate and for display purposes only.
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139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>