



Victoria Avenue | | LS29 6ER

Asking price £1,000,000

**TW** | **TRANMER  
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Trusted Estate Agents



5 Victoria Avenue |  
| LS29 6ER  
Asking price £1,000,000

An exceptionally well-built and thoughtfully designed three bedroomed detached bungalow standing within a very private and substantial plot, situated at the end of a highly-regarded cul de sac.

Enjoying an elevated position and overlooking the mature grounds, this outstanding home includes a sizeable lower ground floor, accessed via a lift, that features a double garage, utility room and an abundance of store rooms along with a workshop.

- Lift Access Between The Upper & Lower Ground Floors
- Private & Secluded Cul De Sac Position
- Off-Street Parking For Several Vehicles
- Built To An Incredibly High Standard

With gas central heating, the accommodation comprises:

## Upper Ground Floor

### Sun Room

19'2 (max) x 18'4 (max) (5.84m (max) x 5.59m (max))

An inviting reception space filled with natural light and featuring Amtico flooring. An electric sliding door leads to:





A glorious sun room provides an inviting reception space and offers a stunning outlook over the well-kept gardens.



## Living Area & Dining Kitchen

29'4 x 19'6 (8.94m x 5.94m)

### Living Area:

Including a gas fire set within an exposed stone chimney breast, wood panelled vaulted ceiling with exposed beams, bay window overlooking the garden and a further window to the rear.

### Dining Kitchen:

The kitchen comprises an extensive range of base and wall units with coordinating granite work surfaces. Integrated appliances include an oven, warming drawer, pressure cooker, combi-microwave, fridge/freezer and a dishwasher. Adjoining the kitchen is a spacious dining area with windows to two sides. The vaulted panelled ceiling also covers the kitchen and dining area.

### Inner Hall

17'1 x 3'1 (5.21m x 0.94m)

A lift leads from the inner hall to the lower ground floor. Including a walk-in cloaks cupboard that measures 8'6 x 5'2.

### Principal Bedroom

14'3 x 11'0 (plus entry recess) (4.34m x 3.35m (plus entry recess))

A generous double bedroom enjoying a dual aspect and includes a recessed chest of drawers. Dual walk-in wardrobes measuring 13'5 x 6'4 including motion-sensitive lighting, dressing table, hanging space and drawers.

### En Suite

7'5 x 4'11 (2.26m x 1.50m)

Comprising a walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.





## Bedroom

17'11 x 11'9 (5.46m x 3.58m)

A second double bedroom with windows to two sides and a Southerly aspect as well as fitted wardrobes and a dressing table.

## En Suite

9'6 x 5'6 (2.90m x 1.68m)

Comprising a jacuzzi bath with shower over, hand wash basin, w.c and a heated towel rail.

## Bedroom/Study

15'8 (into bay) x 10'3 (4.78m (into bay) x 3.12m)

Currently utilised as a study but large enough to function as a double bedroom, featuring fitted display shelving and cabinets, store cupboard/wardrobe with fitted shelving and a bay window with window seat.

## Lower Ground Floor

### Inner Hall

7'9 x 5'9 (2.36m x 1.75m)

Accessed via a lift.

### Cloakroom

SWith a hand wash basin and w.c.

### Store Room

29'6 x 19'4 (8.99m x 5.89m)

Large enough to be utilised in a number of different ways.

### Utility Room

11'3 x 8'5 (3.43m x 2.57m)

Comprising a range of base and wall units with coordinating work surfaces and extensive fitted store cupboards.

### Store Room/Workshop

11'4 x 9'6 (3.45m x 2.90m)





## Double Garage

21'2 x 19'2 (6.45m x 5.84m)

Accessed either internally or via an electric roller door.

## Store Room

11'10 x 9'0 (3.61m x 2.74m)

Located off the double garage.

## Boiler Room

19'1 x 9'10 (5.82m x 3.00m)

Housing the mechanical ventilation and heat recovery system.

## Outside

### Gardens

A standout features is the creatively landscaped gardens that feature a circular lawn surrounded by well-stocked flower beds. A paved seating area wraps round the rear of the property and offers an excellent, South facing area for outdoor entertaining. A mature woodland area ensures a high degree of privacy.

### Driveway

A sizeable driveway provides off-street parking for several vehicles.

### Tenure

Freehold.







### **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**

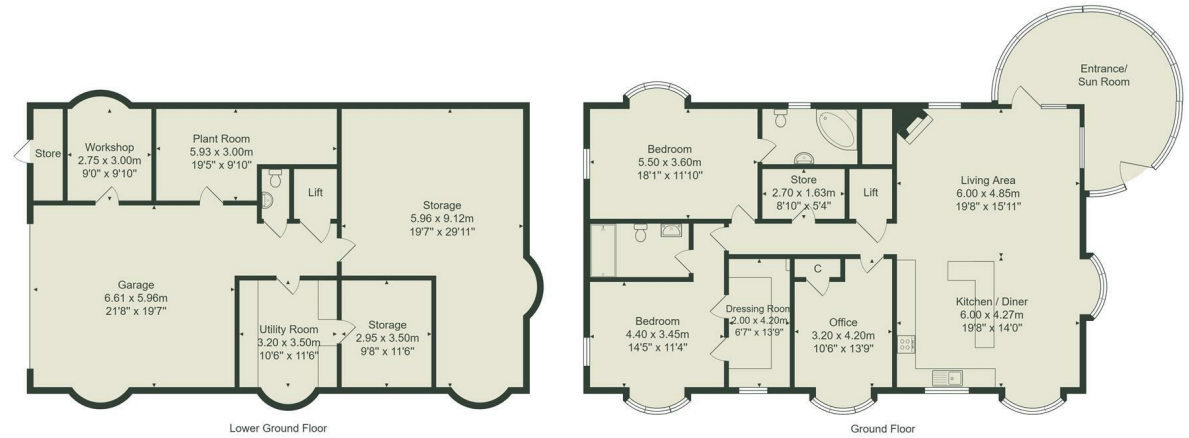
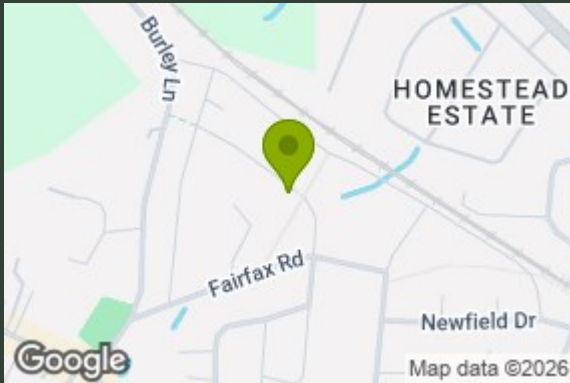
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER**

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 sweeping driveway wraps round the property, providing ample off-street parking and leading to an integral double garage.





Total Area: 323.6 m<sup>2</sup> ... 3484 ft<sup>2</sup>  
 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		53
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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