



Plot 9 - Lichfield

Imperial Court, Ilkley Road | Burley in Wharfedale | LS29 7HL

Asking price £1,100,000

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This double fronted home overlooks green open space and has an impressive entrance hall leading to an open-plan dining kitchen with utility room and French doors to the garden. Downstairs, there is also a spacious lounge, separate dining room and dedicated home office.

On the first floor, the main bedroom has a dressing area and en suite with a bath and shower and there are two more double bedrooms and a family bathroom. The second floor has two double bedrooms and a dual access bathroom.

A detached double garage and driveway parking completes the home.

- Detached Home in a Secluded Location
- Five Double Bedrooms
- Separate Dining Room and Home Office
- Electric Car Charging Point
- Underfloor Heating
- Overlooking Green Open Space
- Main Bedroom with Separate Shower and Bath
- Detached Double Garage and Driveway
- Smart Thermostat
- Photovoltaic Panels



The main bedroom offers a luxurious retreat with its own dressing area and en suite featuring both a bath and separate shower.



GROUND FLOOR

Kitchen/Family/Breakfast

23'4 x 12'4 (7.11m x 3.76m)

Lounge

16'8 x 14'0 (5.08m x 4.27m)

Dining

11'7 x 9'9 (3.53m x 2.97m)

Study

11'9 x 8'3 (3.58m x 2.51m)

Utility

8'2 x 5'5 (2.49m x 1.65m)

WC

5'5' x 3'4 (1.65m' x 1.02m)

FIRST FLOOR

Bedroom

16'8 x 14'0 (5.08m x 4.27m)

Dressing Room

9'9 x 7'4 (2.97m x 2.24m)

Ensuite

9'9 x 7'2 (2.97m x 2.18m)

Bedroom

14'1 x 12'7 (4.29m x 3.84m)

Bedroom

14'7 x 11'6 (4.45m x 3.51m)

Bathroom

8'10 x 10'0 (2.69m x 3.05m)

SECOND FLOOR

Bedroom

20'9 x 16'8 (6.32m x 5.08m)

Bedroom

20'9 x 14'2 (6.32m x 4.32m)

Bathroom

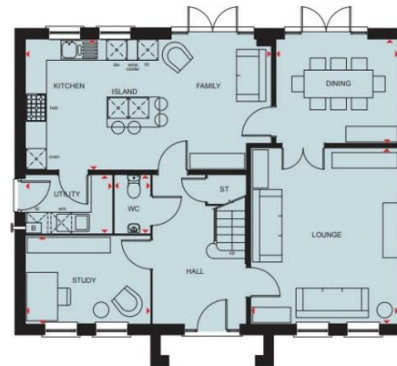
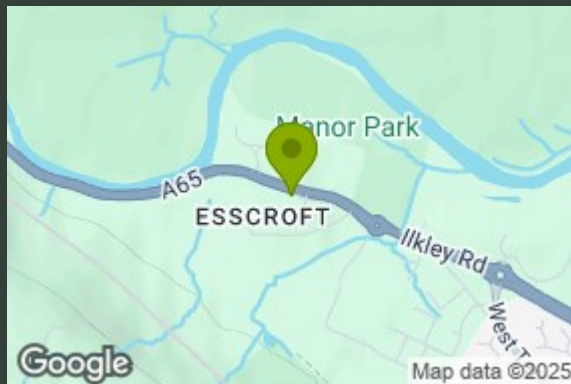
11'8 x 5'8 (3.56m x 1.73m)

OUTSIDE

Rear Garden

Garage

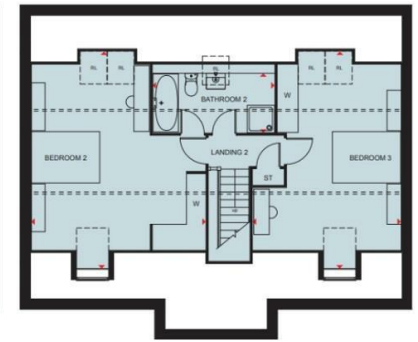
Driveway



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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