



Princess Road | Ilkley | LS29 9NP

Asking price £975,000

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WHITE**
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9 Princess Road | Ilkley | LS29 9NP Asking price £975,000

Situated in a highly sought-after location in Ilkley, this impressive property offers the perfect blend of convenience and charm. Within walking distance of the town centre, train station and the picturesque Ilkley Moors, it enjoys a prime position with scenic views towards Middleton.

This spacious home features four well-proportioned bedrooms, a dedicated study ideal for home working, and a separate annex-style living space.

This property boasts a generous rear garden with a well-maintained lawn and patio area, ideal for outdoor entertaining or family life. Additional features include a large garage, a utility room and a private driveway providing ample off-street parking.

- Stunning views towards Middleton
- Large, private rear garden
- Plenty of off-street parking
- Four generous reception rooms
- Double garage
- Sought after Ilkley location

GROUND FLOOR

Entrance Hall

12'07 x 7'05 (3.84m x 2.26m)

A light and airy entrance, featuring an Oak door and full height ceiling, spotlights and a large cloaks cupboard providing extra storage.

Utility Store Room

9'04 x 8'09 (2.84m x 2.67m)

Located off the entrance hall is a utility, comprising a consumer unit, plumbing for a washing machine and space for a dryer. There is also a stainless steel sink and drainer, tiled walls and quarry tiled flooring as well as a window to the front elevation. There is also access to a further room housing the boiler, and underdrawings.

Shower Room

With access via the utility room, and including a shower cubicle, wash basin, WC, tiling to the walls and quarry tiling to the floor.



Beautifully located in Ilkley, this spacious four-bedroom home offers stunning views towards Middleton and easy access to the town centre, train station, and Ilkley Moors.



Sitting Room

15'05 x 11'04 (4.70m x 3.45m)

With underfloor heating, engineered Oak flooring, two windows to the side and featuring a Gazco coal effect stove on a stone hearth and a stone floating plinth. A large opening to:

Garden Room

15'00 x 12'01 (4.57m x 3.68m)

With engineered Oak floor and underfloor heating, full height ceiling, and flooded with light from Aluminum powder grey windows and French door, spotlights and two Velux windows. There are also fitted blinds to all rear windows and the French doors.

Dining Kitchen

19'9" x 11'6 (max) 9'0 (min) (6.02m x 3.51m (max) 2.74m (min))

An Adams Tebb Kitchen, with contemporary style white base and wall units and Riverstone granite worktop and upstand. This kitchen also includes Amtico flooring, fridge, freezer, AEG dishwasher and a rangemaster with a five-ring burner and hood over. There are also two windows to the front providing stunning views towards Middleton.

Study

10'0 x 9'10 (3.05m x 3.00m)

With a window to the rear providing a pleasant outlook over the garden.

Cloakroom

8'06 x 5'08 (2.59m x 1.73m)

Comprising a hand wash basin, WC, cupboard, tiling to the walls and floor, a window to the front elevation.

Kitchenette

8'09 x 6'07 (2.67m x 2.01m)

With a boiler, wall and base units, stainless steel sink and drainer, a gas hob with hood over and a window to the front elevation.

Second Sitting Room

14'03 x 13'0 (4.34m x 3.96m)

With laminate wood effect flooring, two windows to the front elevation and an inset wall gas fire.

Bedroom

13'0 x 11'09 (3.96m x 3.58m)

A bright and spacious double, with patio doors onto the rear garden, Velux windows and laminate wood flooring throughout.

Bedroom

10'07 x 8'05 (3.23m x 2.57m)

With a window to the rear and laminate wood effect flooring.

Shower Room

8'04 x 5'09 (2.54m x 1.75m)

Wet room style shower, with a window to the side, vanity sink unit, back to wall WC, towel rail and fully tiled.

FIRST FLOOR



Bedroom

15'04 x 11'10 (4.67m x 3.61m)

With a window to the side and rear, and fitted wardrobes.

Bedroom

13'03 x 12'0 (4.04m x 3.66m)

Windows to the front and side elevations, fitted cupboards and drawers, and wood effect flooring.

Bathroom

8'05 x 5'0 (2.57m x 1.52m)

Comprising a bath tiled panel with shower over, Velux window, WC, vanity sink, a towel rail and tiling to the walls and floor.

OUTSIDE

Double Garage

26'02 x 23'0 (7.98m x 7.01m)

Electric up and over door and concrete flooring.

Rear Garden

This south facing garden includes a large lawned area, surrounded by exceptional borders, mature trees and rhododendrons. Additionally there is a potting shed and several fruit trees. The garden can be enjoyed from a raised Indian stone flagged patio, as well as decking that can be accessed via patio doors from the ground floor bedroom.

Front Garden

Lawned with decorative shrubbery, a stone patio and steps to the front door.

Driveway

A large drive providing plenty of off street parking.

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>

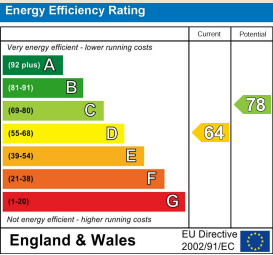
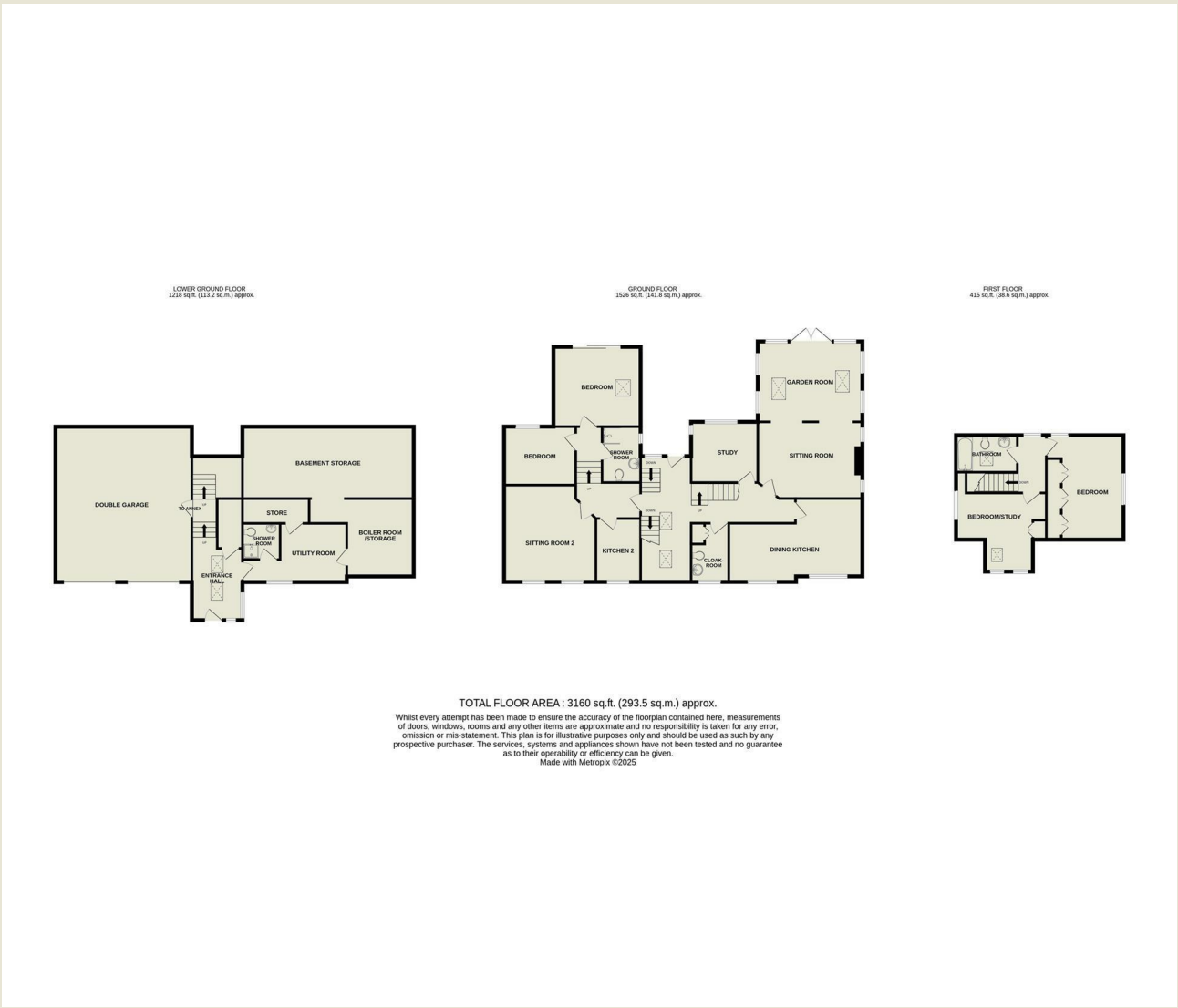
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



Boasting a generous rear garden, large garage, utility room, and ample off-street parking, it's perfectly suited for both family life and entertaining.





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