



Bolling Road | | Ilkley | LS29 8PN

£875,000

TW | **TRANMER
WHITE**
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Ilkley | LS29 8PN
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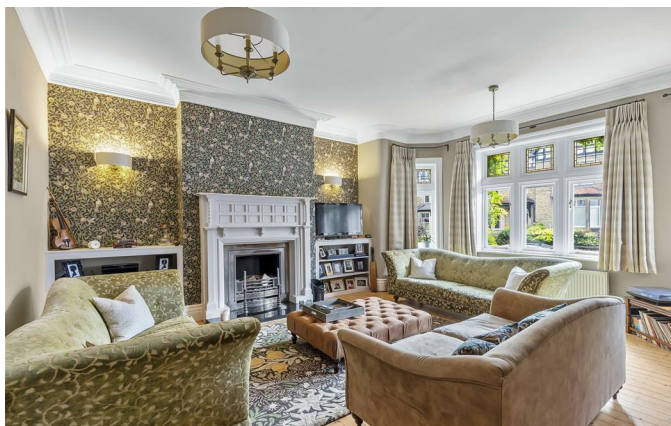
Situated on Bolling Road in the charming village of Ben Rhydding, this elegant Edwardian five-bedroomed house offers a splendid living experience. With a south-facing aspect, the property boasts stunning views towards the picturesque Ilkley Moor, providing a serene backdrop for everyday life.

This imposing residence combines classic charm with contemporary updates, creating a harmonious blend that is sure to appeal to discerning buyers. The generous living spaces are filled with natural light, enhancing the overall ambiance of the home. The property has many features in keeping with its' age, such as deep skirting boards, detailed cornice and ceiling moulds, restored stained glass windows and high ceilings.

The accommodation in brief comprises a welcoming entrance hall, sitting room with bay window, family room, cloakroom, open plan dining kitchen with patio doors opening onto a decked balcony area enjoying panoramic views towards Middleton. On the basement level there is useful utility area, games/hobbies room, workshop with access to further storage off and a double garage. To the first and second floors there are five double bedrooms and two recently renovated bathrooms. Outside there are south facing gardens to the front, and to the rear there is ample block paved parking, an enclosed lawned garden complete with garden room.

- Imposing Edwardian residence
- Three reception rooms
- Far reaching views to both elevations
- Village public house within a short walk.
- Five bedrooms
- Level lawned gardens
- A short stroll to Ben Rhydding train station
- Double garage

Ground floor



The property has many features in keeping with its age such as deep skirting boards, detailed cornice and ceiling moulds, restored stained glass windows and high ceilings.



Entrance Hall

18'02 x 7'07 (5.54m x 2.31m)

Original wooden and stained glass front door, stained glass window to the front elevation, recessed coir door mat, radiator with decorative cover over, dado rail, cornice and ceiling rose. Exposed floorboards and panelled stairs lead up to the first floor. Useful vestibule area with coat hooks.

Cloakroom

With a concealed unit WC, vanity washbasin and exposed floorboards.

Sitting Room

18'05 x 17'07 (5.61m x 5.36m)

A bay window to the front elevation sympathetically restored wooden frames and encapsulated stained glass in the upper section. Exposed floorboards, cornice and deep skirting boards. A wonderful feature to this room is the Arts and Crafts style fireplace with a polished granite hearth and an open grate. Built in shelves to the recesses at each side.

Dining Kitchen

25'01 x 20'02 max (7.65m x 6.15m max)

A bright and spacious kitchen with open plan dining area, patio doors opening onto a decked balcony enjoying panoramic views towards Middleton. The open plan layout provides a range of wall and base units with quartz work tops and upstands, breakfast bar, recessed one and a half bowl sink and drainer, integral recycle unit, fridge, freezer, dishwasher, Rangemaster with a six burner hob, extractor hood and ceramic splash back. Parquet style flooring.

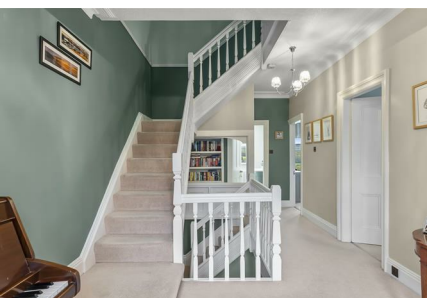
Family room

15'0 x 10'07 (4.57m x 3.23m)

With the original glazed French doors leading onto the dining space, exposed floorboards, picture rail, cornice, deep skirting boards and ceiling rose. Marble fireplace and a slate hearth. Fitted cupboards to the recesses.

Lower Ground Floor





Utility Room

14'04 max x 7'01 (4.37m max x 2.16m)

With a range of wall and base units, tiling to the splash backs, a stainless steel sink and drainer and plumbing for a washing machine.

Hobbies/Games Room

15'02 x 14'06 (4.62m x 4.42m)

Wall mounted boiler and a wood and glazed door leading to the rear parking area.

Workshop

16'07 x 10'07 (5.05m x 3.23m)

Power, lights and a fitted work bench. With further storage room off.

Store Room

14'2" x 17'11" (4.32m x 5.46m)

Double Garage

19'0 x 18'06 (5.79m x 5.64m)

With two up and over garage doors to the rear elevation, one manual and one electronically operated. Lights and power.

First Floor

Landing study area

21'06 x 9'11 (6.55m x 3.02m)

With a window to the front elevation with views towards Ilkley Moor creating an ideal seating or study space.

Bedroom

15'02 x 18'10 (4.62m x 5.74m)

With a window to the front elevation and views towards Ilkley Moor.

Bedroom

15'03 x 14'04 (4.65m x 4.37m)

With two windows to the rear elevation, two sets of double built in wardrobes to the recesses, pedestal wash basin and a tiled fireplace with an open grate.



Shower Room

9'03 x 8'04 (2.82m x 2.54m)

A spacious shower room with high quality fixtures and fittings, comprising a vanity sink unit with quartz effect counter top, double walk in shower, concealed unit WC and a period style radiator. The two windows to the rear elevation flood this space in natural light. Spotlights to the ceiling. Tiling to the walls and floor area.

Second Floor

Bedroom

19'08 x 15'01 (5.99m x 4.60m)

With a window to the front elevation and a loft hatch.

Bedroom

10'08 x 10'0 (3.25m x 3.05m)

With a dormer window to the front elevation.

Bedroom

15'03 x 12'10 (4.65m x 3.91m)

With a dormer window to the rear elevation.

Bathroom

10'10 x 10'08 (3.30m x 3.25m)

A luxury bathroom with high quality fixtures and fittings comprising a free standing bath, double shower, concealed unit WC, vanity sink unit with marble effect counter top and a period style radiator. A dormer window to the rear elevation.

Outside

Gardens

Directly off the open plan kitchen area there is a spacious composite decked balcony with wrought iron balustrades and steps leading down to the rear garden area. At the rear of the property beyond the private access road there is an enclosed level lawned garden. primarily laid to lawn with well established hedges.

Parking

There is a block paved parking space directly in front of the garage with a car charging point. There is also further block paved parking opposite.



Garden Room

10'02 x 9'07 (3.10m x 2.92m)

With two window to the front elevation, sliding doors, power and lights.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

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Council Tax

City of Bradford Metropolitan District Council Tax Band

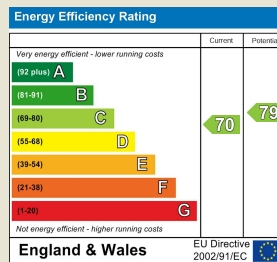


An enclosed level lawned garden, block paved parking and garage to the rear.





Total Area: 363.6 m² ... 3914 ft² (excluding balcony)
All measurements are approximate and for display purposes only.
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