



Brighton Road | | Ilkley | LS29 8PS

Asking price £675,000

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WHITE**
Trusted Estate Agents

Brighton Road |
Ilkley | LS29 8PS
Asking price £675,000

An impressive and significantly extended family home providing beautifully presented accommodation appointed to a very high standard. The property incorporates a welcoming hallway with a cloakroom, sitting room, studio/study and a dining room with adjoining kitchen on the ground floor, whilst at first floor level there are three generous bedrooms and a large bathroom with adjoining store. There is a garage, additional off road parking and a very private west facing rear garden.

- Impressive & Spacious Extended Family Home
- Spacious Hallway & Cloakroom
- Sitting Room & Large Studio
- Fitted Kitchen & Dining Room
- Three Good Sized Bedrooms
- Large Bathroom & Store Room
- Garage & Additional Off Road Parking
- West Facing Rear Garden
- Council Tax Band E
- EPC Rating Awaited C

GROUND FLOOR

Reception Hall

With an extensive range of fitted floor to ceiling cupboards and an under stairs store cupboard.

Cloakroom

With a low suite wc, wash basin and extractor fan.

Sitting Room

20'9" x 12'0" (6.32m x 3.66m)

A window to the front elevation, with a marble interior fireplace and glazed double doors leading to:

Dining Room

11'10" x 10'10" (3.61m x 3.30m)

With a window overlooking the rear garden. Opening to:



An impressive and significantly extended family home providing beautifully presented accommodation appointed to a very high standard.



Adjoining Kitchen

13'6" x 8'9" (4.11m x 2.67m)

Fitted with an extensive range of 'Dovetail' fitted base and wall units incorporating cupboards, drawers and quartz work surfaces including a breakfast bar facing into the dining room. Inset stainless steel sink unit and Integrated appliances include an electric cooker and hob with a filter hood over, microwave oven, fridge and freezer. Large pantry cupboard. Door to the side of the property and window overlooking the garden.

Studio/Study

18'6" x 10'3" (5.64m x 3.12m)

With glazed double doors leading to the rear.

FIRST FLOOR

Spacious Landing

With a range of linen cupboards and a further under eaves store cupboard. Velux roof light window.

Bedroom One

14'3" x 12'0" (4.34m x 3.66m)

With a fitted wardrobe.

Bedroom Two

13'0" x 12'0" (3.96m x 3.66m)

With a fitted wardrobe and access to an under eaves area. West facing window overlooking the rear garden.

Bedroom Three

9'10" x 9'0" (3.00m x 2.74m)

With a fitted wardrobe having cupboards over. West facing window overlooking the rear garden.

Bathroom

The property has a particularly large bathroom with a modern white suite comprising a panelled bath, pedestal wash basin and a low suite wc together with a large walk in tiled shower. Ceramic tiled floor and recessed spotlights. Velux roof light window. A 'secret door' leads to:

Store Room

15'6" (max) x 8'6" (4.72m (max) x 2.59m)

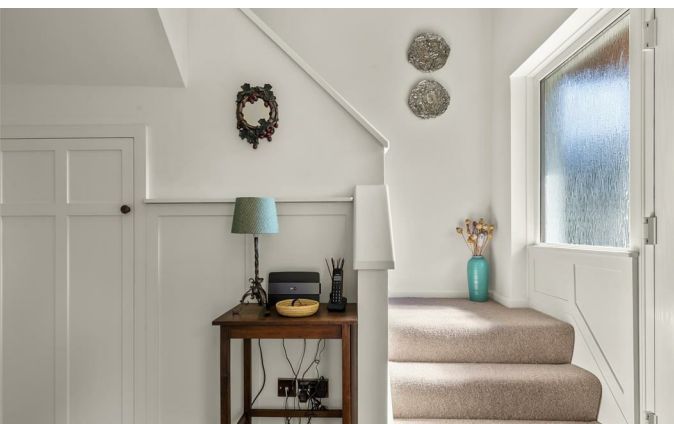
With sloping ceilings including a Velux rooflight window. Plumbing for a washing machine. Radiator. Wall mounted gas central heating boiler and recessed spotlights.

OUTSIDE

Garage

16'7" x 8'10" (5.05m x 2.69m)

With a Belfast sink. Timber double doors. Recessed spotlights. Power points.



Gardens

The property stands on a good sized level plot. To the front of the house is a block paved drive and two lawned areas well screened by mature hedging and fencing. To the rear of the house is a further very private west facing lawned garden.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band E

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>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

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.

Tenure

We are informed by the client/s that the property is Freehold.

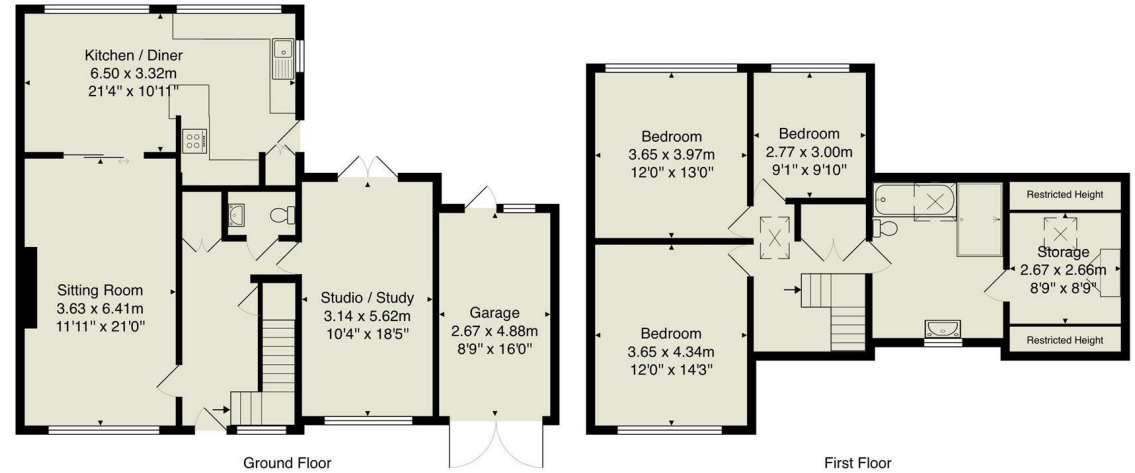
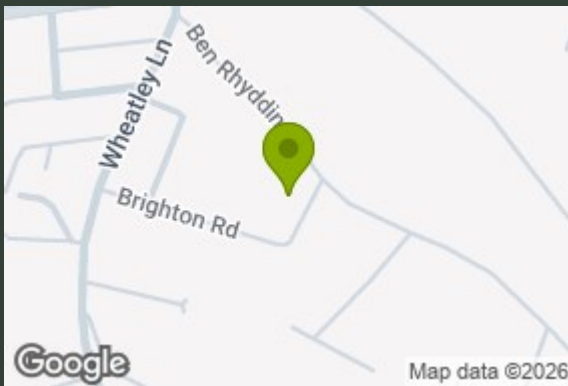


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Total Area: 170.5 m² ... 1835 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>