Longcroft Road | Ben Rhydding | Ilkley | LS29 8SE

Asking price £800,000

TRANMER WHITE
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1 Longcroft Road | Ben Rhydding
Ilkley | LS29 8SE
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A very smart four-bedroomed detached family home which has been completely remodelled and modernised by our clients during their ownership, creating a truly turnkey property ready for occupation.

Situated in an extremely convenient location, the property is just a short stroll from Ben Rhydding train station, providing an efficient and frequent rail service to Leeds, Bradford, and beyond.

The accommodation briefly comprises a spacious entrance hall with cloakroom off, a sitting room featuring a wood-burning stove and French doors opening seamlessly onto the decked garden area, a family/cinema room, study and a superb open-plan dining kitchen with French doors leading onto a south facing patio. There is also integral access to a large double garage, which incorporates a useful utility area.

To the first floor, there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room and dressing room, alongside a modern family bathroom.

Externally, the gardens have been thoughtfully landscaped to provide a level lawned garden to the side, ideal for family activities and ball games. To the rear, there is a generous decked area designed for alfresco dining, a further lawned garden, and a south-facing wrap-around garden area surrounding the property.

The driveway provides ample off-road parking for at least three vehicles.

A beautifully presented and comprehensively updated family home in a highly sought-after and convenient location.

- Detached family home
- Three reception rooms
- Superb presentation throughout
- Cinema room with media wall
- Four bedrooms
- Principal with ensuite and dressing facilities
- Smart door bell, lighting, smoke alarm and heating
- Double garage and parking for three vehicles

GROUND FLOOR

Entrance Hall
With entrance to the property via a composite door, the hall has a glazed window panel, Oak effect floor covering and spotlights. The external entrance also has a smart door bell.

Cloakroom
The cloakroom comprises a window to the front elevation, part panelled walls, a concealed unit WC. wash basin, spotlights, Oak effect floor covening and a towel rail.

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Sitting Room
17'02 x 16'05 (5.23m x 5.00m)
This inviting room features an Aga wood burner set on a stone hearth with floating mantle. Oak effect flooring throughout. There are two windows to the side, one to the front, and French doors flowing seamlessly out onto a decked area at the rear of the property.

Family/Cinema Room
11'00 x 9'05 (3.35m x 2.87m)
Features of this room include a media wall with lighting, drinks fridge, and a window with French doors to the rear, both with plantation shutters.

Study
9'05 x 6'01 (2.87m x 1.85m)
With a window to the side and a useful store cupboard.

Dining Kitchen
13'3" (max) x 18'0" (4.04m (max) x 5.49m)
With Oak effect flooring throughout, the kitchen comprises a range of wall and base cabinets with solid Oak tops and upstands, a recessed one and a half bowl sink, spotlights, carousel corner cupboard, larder cupboard, utility cupboard and space for an American style fridge/freezer. Appliances include a Neff microwave, oven, 4-ring gas hob, extractor fan and dishwasher. This dining kitchen also has windows to the front and rear, as well as French doors to the garden, flooding the space with natural light.

FIRST FLOOR

Landing
With a window to the rear and access to the loft, which is part boarded and insulated.

Principal Bedroom
13'07 x 10'07 (4.14m x 3.23m)
This large principal suite has ample space for a kingsize bed and dormer windows to two sides with plantation shutters provide plenty of natural light. Fitted blackout blinds.

En Suite Shower Room
With access from the principal suite, the ensuite has been split into two half's to best utilise the space. To one side there is a large walk in shower. The other side comprises a concealed unit WC, wash basin, towel rail and has tiled walls. Recessed illuminated mirror wall cabinet.

Dressing Room
To the rear of the principal suite there is a spacious dressing area which includes built in dress rails.

Bedroom
13'04 x 9'06 (4.06m x 2.90m)
A good sized double bedroom with spotlights and a built in double wardrobe. A velux window with views towards Ilkley Moor. Fitted blackout blinds.

Bedroom
12'09 x 8'07 (3.89m x 2.62m)
Another ample double bedroom with fitted wardrobes, shelving and a desk. This room also has a Velux and dormer window.

Bedroom
9'06 x 9'05 (2.90m x 2.87m)
Another double bedroom with a window to the side and plantation shutters. Fitted blackout blinds.

Family Bathroom
A family bathroom comprising of a window to the rear elevation, bath with shower over, concealed unit WC and basin. Tiling to the walls and floor and a heated towel rail.

OUTSIDE

Double Garage
18'06 x 16'0 (5.64m x 4.88m)
This integrated garage has an electric double door with remote, and a door to the rear. In the garage, there is a recently fitted water cylinder, boiler and ample storage space in the roof. The garage also houses a utility area, with worktops and plumbing for a washer, space for a dryer and a water tap.

Driveway
Providing off-road parking for three vehicles. Across the other side of the drive there is also a grassy area with a number of fruit trees, which is within the title curtilidge.

Rear and Side Gardens
Accessed directly from the kitchen, the enclosed south-facing paved patio provides an ideal space for outdoor dining and entertaining. To one side, a raised deck extends seamlessly from the sitting room, creating a further area for relaxation and enjoyment. Complete with external lighting and bordered by mature hedging, this private space offers a wonderful sense of seclusion. The garden also features a level lawn area, perfect for children's play and ball sports.

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

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.

Planning
We are advised by our clients that planning permission was previously granted (now expired) to convert the garage into a two-storey extension, creating additional living accommodation and a fifth bedroom with ensuite facilities.

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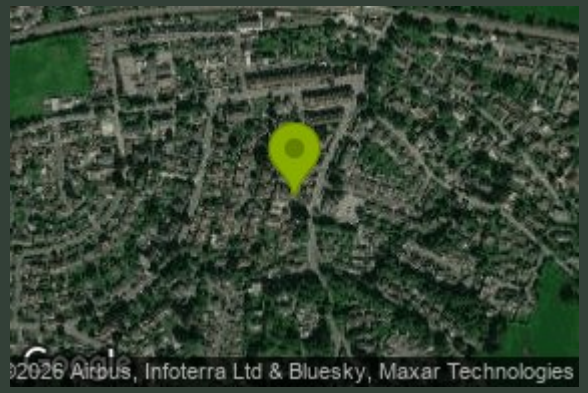

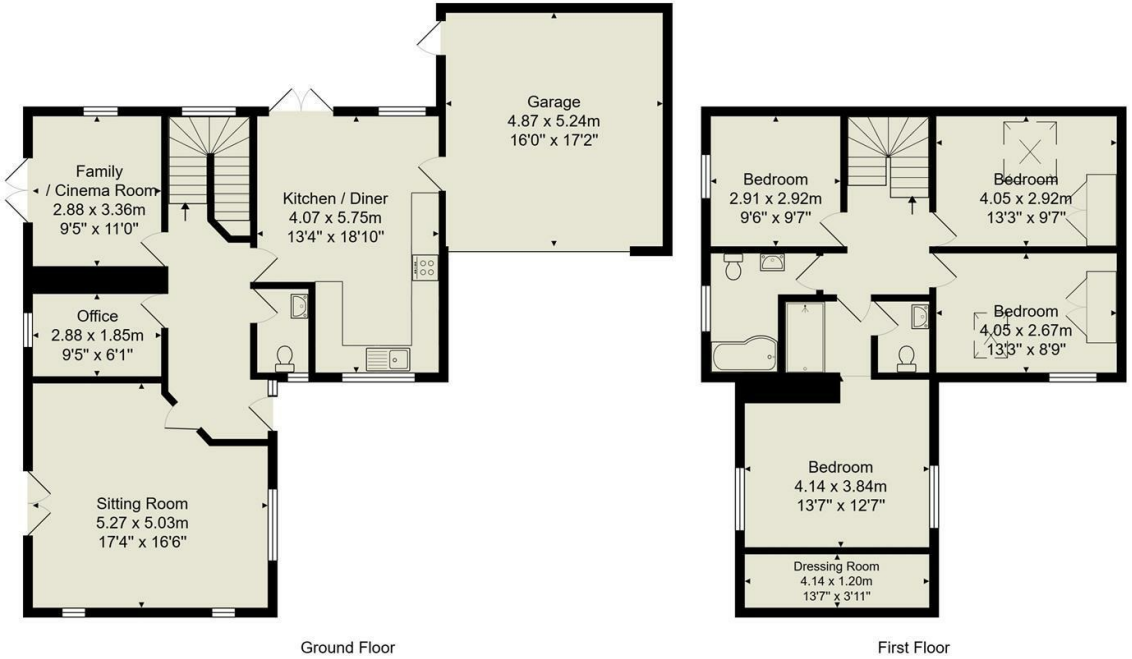

Total Area: 180.5 m² ... 1943 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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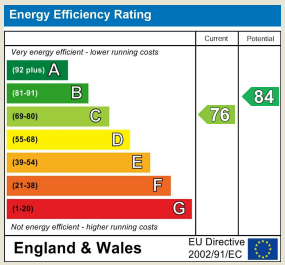

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