



Queens Road | | Ilkley | LS29 9QL

£750,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Moorcroft, Queens Road | Ilkley | LS29 9QL £750,000

An attractive and well-proportioned detached residence, occupying an elevated and private plot in a highly enviable location, conveniently situated close to the centre of Ilkley and within a short, pleasant walk of open moorland.

Moorcroft offers generously sized and beautifully balanced accommodation, beginning with a welcoming entrance hall and downstairs cloakroom. The charming Eastburn Pine kitchen opens seamlessly into a spacious dining area and relaxed family seating space, centred around an impressive Esse feature range with wood-burning stove, creating a warm and characterful heart to the home. Integral access leads to the former garage, currently utilised as a useful utility room, which offers excellent potential to be converted into additional living accommodation, subject to the necessary building regulations and permissions. In addition, there is a formal sitting room ideal for entertaining or quiet relaxation. To the first floor are three well-proportioned bedrooms served by a family bathroom.

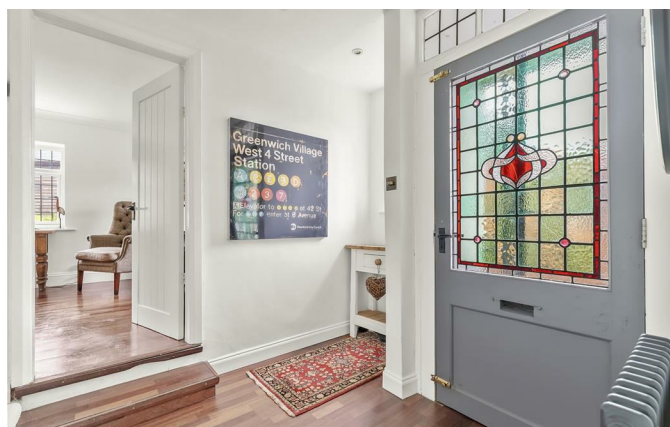
Externally, the property further benefits from an attractive oak-framed detached double garage. The house is set within generous, predominantly lawned gardens, beautifully enclosed by a mature and established beech hedge, providing a high degree of privacy.

- Detached property
- Generous plot
- Double garage
- Driveway and parking
- Three bedrooms
- Elevated position close to the centre of town and open Moorland
- Substantial summerhouse

GROUND FLOOR

Entrance porch

A covered entrance with a tiled floor.



Moorcroft
offers
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accommodation



Entrance hall

A welcoming entrance hall, with a timber and stained glass door, wood flooring and a window to the front elevation. Spotlights to the ceiling and a useful under-stairs storage cupboard.

Cloakroom

5'6 x 5'6 (1.68m x 1.68m)

A smart cloakroom with a concealed unit WC, vanity sink unit, tiled floor and half wall level. A window to the front elevation with a fitted plantation shutter. Heated towel rail and spotlights.

Utility area

18'11 x 7'11 (5.77m x 2.41m)

Formerly the garage, now used by our clients as a utility area. This space is considered to have excellent potential to be converted into additional living accommodation, subject to the necessary building regulations and planning permissions.

Open plan kitchen/ living/ dining Area

Kitchen

11'07 x 8'07 (3.53m x 2.62m)

A beautifully crafted bespoke kitchen by Eastburn Pine, offering an extensive range of elegant wall and base units finished with solid oak worktops. Attractive and contemporary floating shelves provide additional practical storage, while high-quality integrated appliances include a Toledo Rangemaster oven with a five-ring gas hob, a classic Belfast sink, and an integrated dishwasher. A window to the front elevation allows for plenty of natural light. Open plan to;

Dining and seating area

22'6 x 10'10 (6.86m x 3.30m)

A wonderfully inviting and cosy space, seamlessly accommodating both a generous dining area with drop light pendants strategically placed for a dining table and a comfortable snug seating area, centred around an attractive Esse feature range with wood-burning stove. Three windows to the rear elevation flood the room with natural light. A beautifully crafted bespoke Eastburn Pine dresser, designed to complement the kitchen cabinetry, sits alongside shelving within the chimney recesses, adding both character and practical storage. An outside door to the rear elevation.

Sitting room

22'6 x 10'10 (6.86m x 3.30m)

With windows to three side making this another bright and spacious reception room. A lovely focal point is the open fireplace with timber surround and a wooden floor covering.

FIRST FLOOR

Landing

13'3 x 11'4 (4.04m x 3.45m)

A light-filled, airy space, ideal for curling up with a book while taking in the pleasant view from the large front-facing window.

Bedroom one

12'4 x 11'00 (3.76m x 3.35m)

A window to the side elevation with fitted plantation shutters. A full wall of fitted wardrobes.



Bedroom two

12'10 x 7'6 (3.91m x 2.29m)

A Velux window, eaves storage and access to the loft.

Bedroom three

8'10 x 7'03 (2.69m x 2.21m)

A widow to the side elevation and eaves access.

Bathroom

8'10 max x 7'11 (2.69m max x 2.41m)

Having a window to the side elevation with a fitted plantation shutter. A shaped 'air bath' with shower over, vanity sink unit, WC and heated towel rail. Spotlights to the ceiling and eaves storage. Tiling to the splash area and flooring.

OUTSIDE

Double Garage

18'3 x 17'2 (5.56m x 5.23m)

Accessed via a private road to the side of the house. Oak framed detached double garage. Electric up and over door, power lights and EV charging point.

Summer House

19'9 x 7'11 (6.02m x 2.41m)

Two windows and a door to the to the front elevation. Power lights and heating. Opening onto a level paved patio area.

Gardens

To the front of the property, a tarmacadam driveway provides convenient parking for up to two vehicles. Along the side, Indian stone flags form a generous. There is a generous patio area to the rear perfect for alfresco dining. The rear and side gardens are beautifully maintained, laid to lush lawns and framed by mature, beech hedging, creating a sense of privacy and seclusion. An outside tap adds practical convenience.

Council Tax

City of Bradford Metropolitan District Council Tax Band F.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Mobile Signal/Coverage

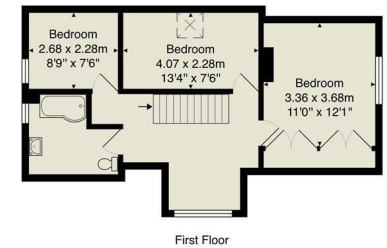
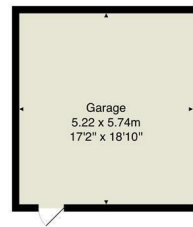
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

The house is set within generous, predominantly lawned gardens.





Total Area: 165.4 m² .. 1780 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		
(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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