



Ghyll Royd | Ilkley | LS29 9TH

Asking price £1,395,000

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WHITE**
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4 Ghyll Royd |
Ilkley | LS29 9TH
Asking price £1,395,000

An outstanding five double bedroomed, three bathroom detached family home featuring a double garage, ample off-street parking and a delightful, lawned West facing garden.

Situated within an exclusive cul de sac just off Grove Road and with an abundance of living space, this impressive detached home offers the perfect blend of privacy, seclusion and convenience, being within a level walk of Ilkley town centre and train station.

- Secluded Cul De Sac Location
- Double Garage & Driveway
- Walking Distance From Town Centre
- Ample Gardens
- Five Double Bedrooms / Three Bathrooms
- Beautifully Presented Throughout

With gas central heating, the accommodation comprises:

GROUND FLOOR

Reception Hall

18'6 x 13'2 (max) (5.64m x 4.01m (max))

An inviting reception hall accessed via an oak and glazed door with panels, the hall has spotlights, oak flooring and a useful understairs cupboard.



One enters into an inviting reception hall that connects the entirety of the ground floor accommodation.



Study

11'3 x 9'10 (3.43m x 3.00m)

The study has oak flooring throughout and includes fitted desk, drawers, cupboards and bookcases. Additionally, there are spotlights and a window to the front elevation with plantation shutters.

Cloakroom

Comprising a concealed unit WC, vanity sink, window to the side, towel rail, oak flooring and half tiling to the walls.

Sitting room

17'7 x 15'5 (5.36m x 4.70m)

Featuring a stone fireplace with a gas fire on stone hearth, oak flooring and a window to the rear elevation.

Open Plan Living Kitchen

25'3 x 13'7 (7.70m x 4.14m)

The kitchen features a stylish combination of contrasting oak and cream cabinetry, complemented by Quartz worktops and upstands, a Belfast sink and central island unit. The comprehensive range of appliances includes a Bora induction hob with integrated extractor, dishwasher, wine cooler, double fridge, double freezer, Neff eye-level oven and combi grill. A Quooker tap provides added convenience, while luxury oak-effect vinyl tile flooring with underfloor heating, linked to the boiler, extends throughout. A window to the side elevation allows natural light to fill the space.

Family Room

13'3 x 13'7 (4.04m x 4.14m)

Flowing seamlessly from the kitchen, the family room has continuous flooring with underfloor heating and features a brick fireplace with surround oak plinth and slate hearth electric stove style. There are also patio doors leading out to the garden.



Garden Room

10'6 x 9'8 (3.20m x 2.95m)

With continuous luxury vinyl tile Oak flooring and underfloor heating, the garden room flows from the open plan kitchen and is fully glazed with a door to the side elevation, flooding the space with natural light.

Utility

12'4 x 5'7 (3.76m x 1.70m)

This practical utility has wall and base units, a stainless steel sink and drainer, plumbing for a washing machine and space for a dryer. There is also a glazed door to the side,

FIRST FLOOR

Landing

A spacious landing with a window to the front and spotlights.

Bedroom One

14'7 x 14'6 (4.45m x 4.42m)

Ample double bedroom with spotlights, a window to the front and French doors leading to a Juliet balcony.

Dressing Area

10'0 x 7'10 (3.05m x 2.39m)

Steps lead to the dressing area, with spotlights and four double wardrobes, which are back lit with automatic spotlights.

En Suite

9'10 x 9'4 (3.00m x 2.84m)

Comprising a walk-in shower, half pedestal wash basin, towel rail, concealed WC, tiled walls, window to the side and luxury vinyl tile flooring.

Bedroom Two

15'0 x 9'0 (4.57m x 2.74m)

An ample double bedroom featuring fitted wardrobes, shelves and a desk, all with LED lighting. This room also has a window to the front elevation and an airing cupboard housing the hot water tank. There is also access to the loft via a pull down ladder, which is majority boarded.



En Suite

9'4 x 4'8 (2.84m x 1.42m)

Comprising a walk in shower, WC, pedestal wash basin, window to the side, fully tiled and with luxury vinyl tile flooring.

Bedroom Three

14'5 x 10'5 (4.39m x 3.18m)

An ample double bedroom with a window to the rear elevation and fitted wardrobes with an oak sliding barn door.

Bedroom Four

13'8 x 12'2 (4.17m x 3.71m)

Another double bedroom with a window to the rear and spotlights.

Bedroom Five

14'4 x 8'11 (4.37m x 2.72m)

The fifth double bedroom has two windows to the front with plantation shutters, spotlights, oak effect flooring.

Bathroom

9'5 x 9'3 (2.87m x 2.82m)

This stylish family bathroom is fully tiled and comprises a bath, corner shower, pedestal wash basin concealed WC, window to the side, spotlights, towel rail and luxury vinyl tile effect flooring.

OUTSIDE

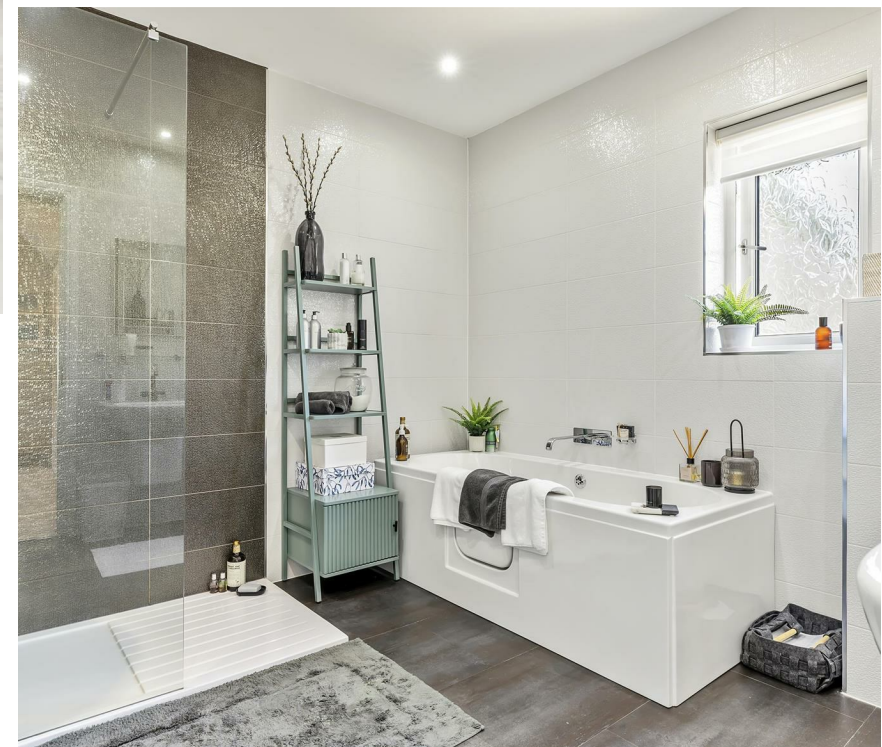
Rear Garden

A paved patio terrace provides an excellent space for outdoor entertaining, with steps leading to the terraced lawn. Further steps lead through the garden, passing beneath a pergola adorned with a climbing rose, and continue to a further lawned area. The garden is well fenced and enclosed, with mature, well-stocked borders adding colour and interest. A useful tool shed is positioned to the side, with a pathway providing convenient access.

Double Garage

18'7 x 17'10 (5.66m x 5.44m)

With twin electric up-and-over doors and a window to the side. Also housing the boiler.



Driveway

Providing ample off-street parking and fitted with an EV charger.

Residents management Company

Approx £100.00 per quarter. Maintaining the grounds and surrounding trees

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.

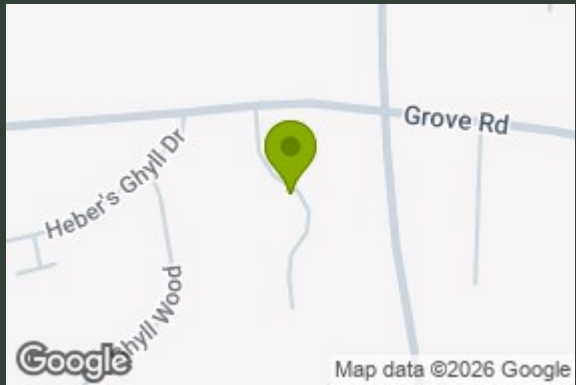
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.

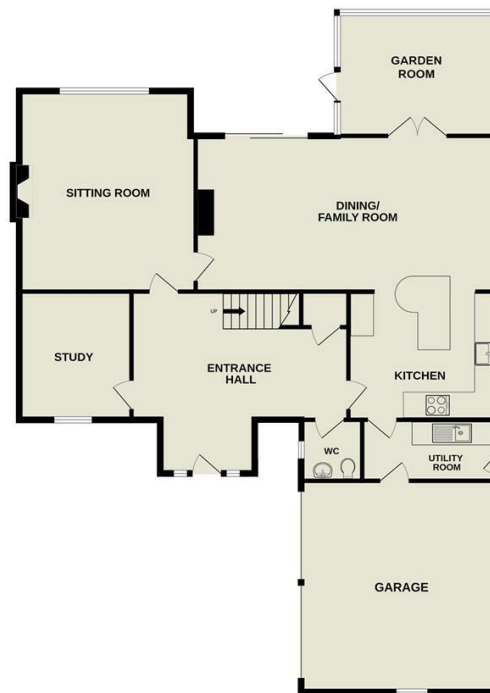


A two-tiered lawned garden can be found to the rear, featuring a paved seating area as well as an abundance of well-stocked flower beds, mature shrubs and trees.





GROUND FLOOR
1819 sq.ft. (169.0 sq.m.) approx.



FIRST FLOOR
1574 sq.ft. (146.2 sq.m.) approx.



TOTAL FLOOR AREA: 3393 sq.ft. (315.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	72	77
(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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