



- Large Detached House in Secluded Setting
- Five Reception Rooms
- Breakfast Kitchen
- Principal Suite with Dressing Areas & En-Suite
- Four Further Double Bedrooms
- South Facing Gardens
- Integral Double Garage
- EPC Rating: E

Tivoli Langbar Road, Ilkley, LS29 0EE

A rare opportunity to rent this spacious home in a rural setting and accessed via a private drive. The accommodation briefly comprises an entrance hall, cloakroom, sitting room, study, dining room, breakfast kitchen, utility, family room with mezzanine level providing a bedroom, snug, shower room and balcony. To the first floor is a principal suite comprising the bedroom, dressing area with walk in wardrobes, en-suite bathroom and further dressing room / study. There are a further three double bedrooms, family bathroom and w.c. There is also an integral double garage, large driveway and a spacious lawned garden and terrace. Available Furnished or Unfurnished.

£3,950 PCM



The property, with oil fired heating and approximate room sizes, comprises...

ENTRANCE PORCH

Having glazed wooden door, radiator and tiled floor. Glazed wooden door opens to the reception hall.

RECEPTION HALL

With stairs and two radiators.

CLOAKROOM

6'9" x 6'0"

Having LVT wood effect flooring, window to the side and a pedestal wash basin. There is also a radiator, cloaks cupboard and a separate w.c. with a further window to the side elevation.

SITTING ROOM

25'10" x 17'9"

This spacious room has windows to the front elevation and bi-folding doors opening onto the terrace to the rear. Built in cupboards and bookcases and a stone fireplace with open grate and built in wood store. There are also two radiators, television point and lamp sockets.

REAR ENTRANCE VESTIBULE

Directly off the Sitting Room and providing internal access to the double garage. Tiled floor, coat hooks and a window to the rear elevation.

STUDY

14'0" x 13'3"

Having LVT wood effect flooring, window to the rear elevation with window seat, radiator, telephone point, wall lights and a door leading out to the rear.

DINING ROOM

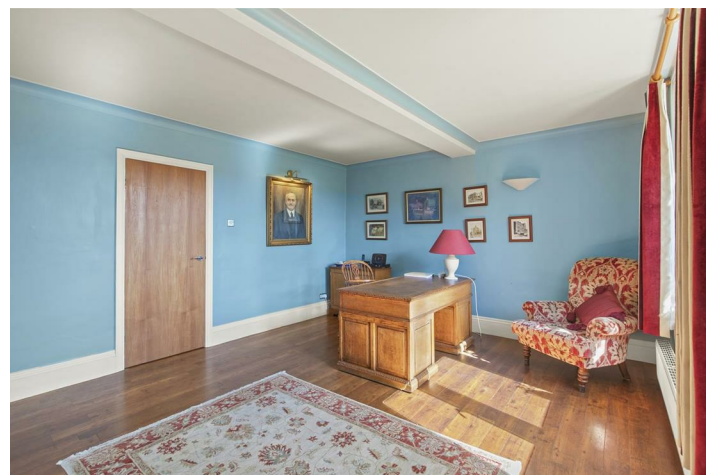
23'11" x 13'11"

Having windows to the rear and side elevations, built in drinks cupboard, radiator, television point and lamp sockets.

BREAKFAST KITCHEN

9'0" x 22'7"

Fitted with a range of base and wall units having complementary work surfaces, tiled splash backs and inset sink unit with waste disposal. Integrated appliances comprise an electric oven, five ring ceramic hob with cooker hood, dishwasher and microwave. There is also space for an American style fridge freezer. There is a useful built in seating area with table, LVT wood effect flooring, two windows to the front elevation and a useful pantry off.





UTILITY ROOM

8'10" x 9'3"

Having a window to the front elevation, tiled floor and walls, sink unit and plumbing for a washing machine. There is also a tumble dryer outlet, radiator and extractor fan.

WINE STORE

Accessed through the utility room and having a tiled floor.

ENTRANCE VESTIBULE

5.42m x 1.67m

Having LVT wood effect flooring, radiator and doors to both the front and rear elevation,

FAMILY ROOM

31'5" x 24'1"

This stunning space has a full height ceiling and mezzanine snug. Recessed fireplace with glazed door, three radiators, wall lights, lamp sockets, windows to three sides and French doors leading out to the terrace.

MEZZANINE AREA

SNUG

13'11" x 13'7"

Overlooking the Family Room and having lamp sockets, television point, a window to the front elevation and a door leading out to a balcony to the side.

BEDROOM

10'9" x 9'8"

Accessed off the snug and having a sloping ceiling, wall lights, radiator and a window to the side elevation.

SHOWER ROOM

7'1" x 5'8"

Accessed off the Snug and fitted with a shower enclosure, w.c. and pedestal wash basin. There is also a radiator, extractor fan, useful under eaves storage cupboard and a window to the rear elevation.

FIRST FLOOR

LANDING

The bright landing has a window to the front elevation, radiator and lamp socket. There is also a Linen Store with a window to the front elevation.

PRINCIPAL SUITE

Comprising:





BEDROOM AREA

20'1" x 14'3"

A generous bedroom with windows to the rear and side elevation and a radiator. Open to:

DRESSING AREA

11'8" x 5'11"

Having a radiator, window to the front elevation and two walk in wardrobes fitted out with storage and hanging space.

EN-SUITE BATHROOM

15'8" x 11'1"

Fitted with a suite comprising a panelled bath, large walk in shower enclosure, twin vanity sink unit and w.c. Tiled floor and walls, shaver point, window to the front elevation, radiator and heated towel rail.

DRESSING ROOM

10'9" x 6'9"

With a window to the side elevation, radiator and built in cupboard.

BEDROOM TWO

14'9" x 13'3"

With a window to the rear elevation with a window seat, recessed cupboard, pedestal basin, light and shaver point.

BEDROOM THREE

13'5" x 10'1"

With a window and window seat to the rear elevation, pedestal wash basin, light and shaver point, radiator and a built in cupboard.

BEDROOM FOUR

14'3" x 11'6"

Having two windows to the side elevation, window seat, pedestal wash basin, radiator and cupboard with shelving.

HOUSE BATHROOM

10'2" x 9'1"

Fitted with a suite comprising a panelled bath, shower enclosure and pedestal wash basin. LVT flooring, heated towel rail, radiator, shaver point and a window to the side elevation.

SEPARATE W.C.

Fitted with a w.c., radiator, LVT flooring and a window to the front elevation.

INTEGRAL DOUBLE GARAGE

24'5" x 18'0"

Having an electric up and over door, windows to both the side and rear elevations and two taps. There is a Boiler Room off housing the oil fired boiler and having a window to the rear elevation.



GARDENS

Double wooden gates give access to a tarmacadam driveway providing ample turning and parking space. A large stone terrace runs the full width of the property to the rear ad overlooks the large lawned garden and valley beyond. Mature hedges.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band H.

AGENT NOTES

All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

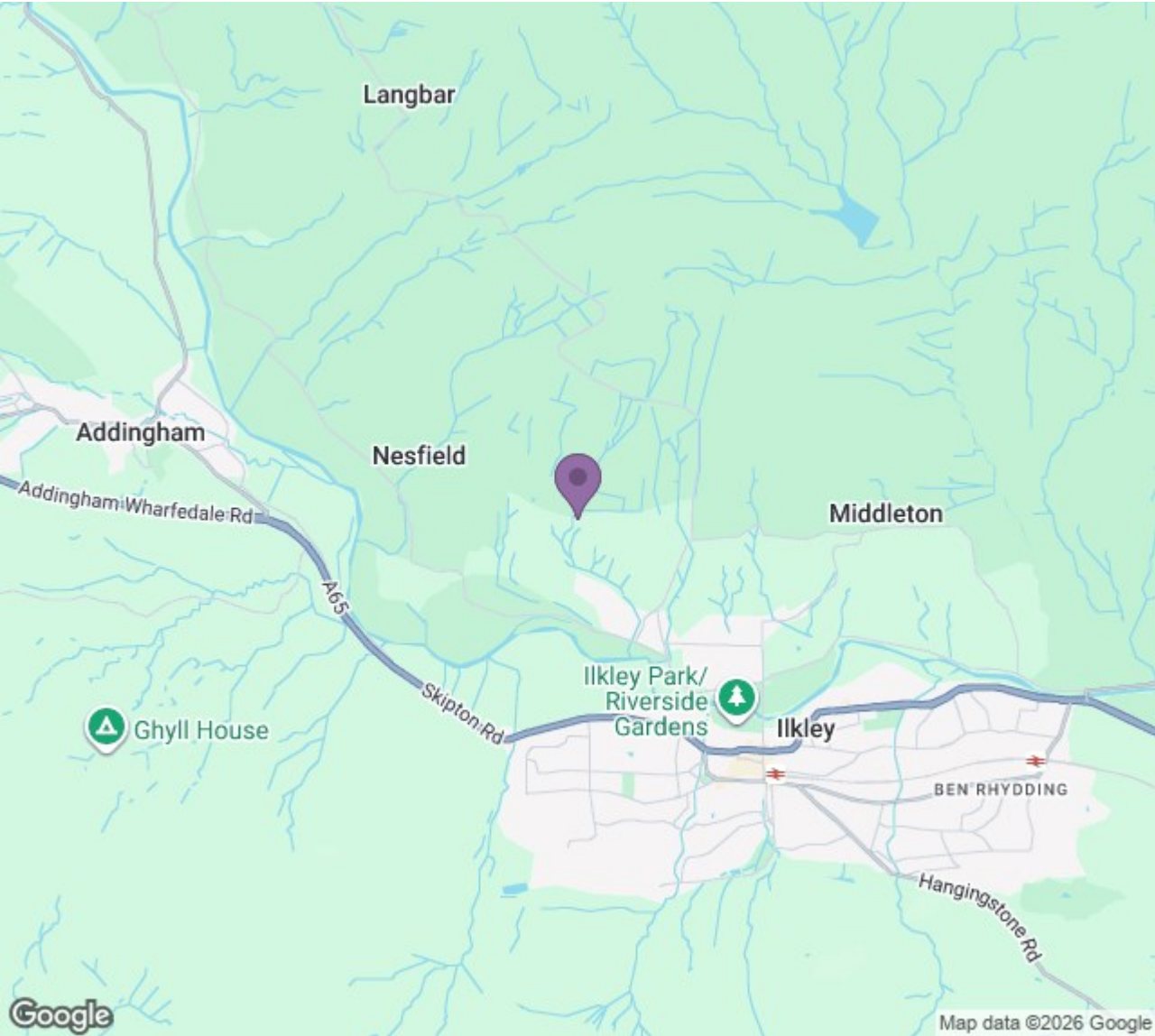
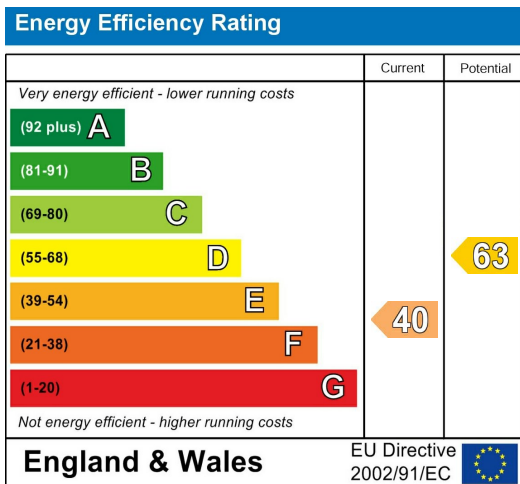
RENTAL PROCEDURE

- 1. Confirm that the property is still available.
- 2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
- 3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

PAYMENTS

- 1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
- 2. The first month's rent is payable in advance prior to the commencement of the tenancy.
- 3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements