



St. Helens Way | | Ilkley | LS29 8NP

£450,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



St. Helens Way |  
Ilkley | LS29 8NP  
£450,000

The property incorporates a welcoming hallway, a sitting room, snug, fitted kitchen, three good sized bedrooms and a shower room. The property stands on a good sized level plot with a single garage, extensive off road parking in the drive and a private rear garden.

- Smartly presented detached bungalow
- Generous Hallway
- Fitted Kitchen
- Garage & Off Road Parking
- Council Tax Band D
- Recently extended
- Sitting Room & Snug
- 3 Bedrooms & Shower Room
- Private Rear Garden
- EPC Rating D

#### GROUND FLOOR

( )

##### Reception Hall

With a recently fitted composite door. Cupboard housing the gas fired central heating boiler.

##### Sitting Room

16'0" x 11'9" (4.88m x 3.58m)

With a marble fireplace and a moulded ceiling cornice. Glazed double doors lead to:

##### Snug

13'3" x 7'8" (4.04m x 2.34m)

A bright and airy room with a lantern roof, glazed double doors leading to the front garden and a further glazed door leading to the rear of the property.

##### Kitchen

14'0" x 10'0" (4.27m x 3.05m)

With a stainless steel sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Fitted electric oven and hob with an extractor hood over. Plumbing for both an automatic washer and dishwasher. Space for both a fridge freezer and a breakfast table.





A recently extended detached bungalow providing very smartly presented and recently refurbished accommodation of generous proportions.



### Bedroom 1

11'9" x 10'0" (3.58m x 3.05m)

With a moulded ceiling cornice and a window overlooking the rear garden.

### Bedroom 2

10'0" x 10'0" (3.05m x 3.05m)

With a moulded ceiling cornice and a window overlooking the rear garden.

### Bedroom 3 8'7" x 7'10"

With fitted shelving.

### Shower Room

With a modern white suite comprising a tiled shower stall, wash basin with cupboards beneath and a low suite wc. Ceramic tiling. Chrome heated towel rail.

### OUTSIDE

#### Garage

17'0" x 8'7" (5.18m x 2.62m)

With an up and over door and a further rear door leading to the garden.

#### Gardens

There is a paved driveway providing additional off road parking.

The property stands on a good sized level plot with an easily maintained lawned garden to the front and a larger private and principally lawned garden to the rear.

Aluminium and glazed greenhouse.

### 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.

### Council Tax

City of Bradford Metropolitan District Council Tax Band D

### Mobile Signal/Coverage

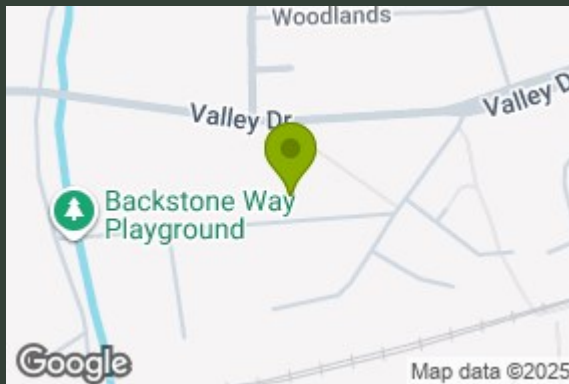
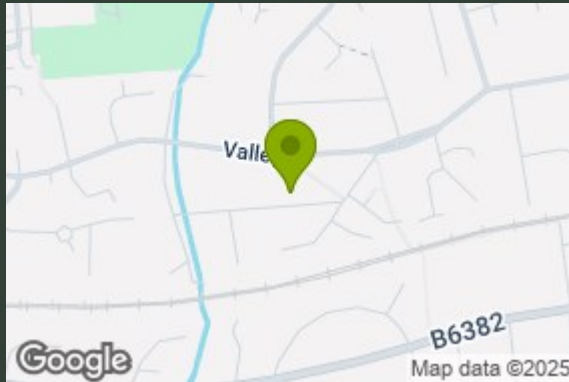
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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.

### 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.



**GROUND FLOOR**  
1031 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			85
(91-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(14-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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