



Ben Rhydding Road | Ilkley | LS29 8RN

Asking price £775,000

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56A Ben Rhydding Road |

Ilkley | LS29 8RN

Asking price £775,000

A sizeable and thoughtfully designed detached home offering particularly flexible accommodation, with bedrooms and bathrooms spread over two floors, occupying a particularly private plot on one of Ben Rhydding's premier roads.

Built approximately ten years ago, this outstanding four bedroomed, four bathroom home features a detached double garage with a room above, offering the perfect space for a home office. A principally lawned, South facing garden stretches round three sides of the property while a tarmac driveway sweeps down to Ben Rhydding Road.

- Four Double Bedrooms & Four Bathrooms
- Spacious Dining Kitchen
- Detached Double Garage With Studio Above
- South Facing Garden
- High Degree Of Privacy
- Sought After Location

With electric heating, the accommodation comprises:

### Ground Floor

#### Entrance Hall

Accessed via a composite door and including tiled floor.

#### Utility Room

8'0 x 4'9 (2.44m x 1.45m)

Including a worktop with plumbing for a washing machine and space for a dryer below.

#### Reception Hall

14'5 x 8'8 (4.39m x 2.64m)

An inviting central reception hall featuring a fitted desk, understairs store cupboard and stairs leading to the first floor.

#### Bedroom

17'11 x 10'1 (5.46m x 3.07m)

A substantial double bedroom featuring a range of fitted wardrobes with coordinating bedside cabinets.



Thoughtfully designed and built by the current owner, this impressive home offers a high degree of versatility arranged over two floors.



### **En Suite**

10'1 x 7'9 (3.07m x 2.36m)

Comprising a walk-in shower with glass screen, hand wash basin, w.c and a heated towel rail.

### **Bedroom**

17'11 x 10'0 (5.46m x 3.05m)

A second ample double bedroom, also including a range of fitted wardrobes.

### **En Suite**

10'0 x 7'9 (3.05m x 2.36m)

Including a walk-in rainfall shower with glass screen, hand wash basin, w.c and a heated towel rail.

### **Bedroom**

13'8 x 10'4 (4.17m x 3.15m)

The third bedroom located on the ground floor, positioned just opposite the house bathroom.

### **Bathroom**

11'7 x 8'1 (3.53m x 2.46m)

Comprising a bath, hand wash basin, w.c and a heated towel rail.

### **First Floor**

#### **Dining Kitchen**

26'5 x 15'8 (8.05m x 4.78m)

A light, airy and spacious dining kitchen comprising an extensive range of base and wall units with coordinating work surfaces and tiled splashback. Integrated appliances include an oven plus grill, microwave, four ring induction hob with hood over, fridge/freezer and a dishwasher. There is ample space for a dining table and chairs along with windows to two sides.

#### **Sitting Room**

26'5 x 14'5 (8.05m x 4.39m)

A warm and inviting reception room featuring French doors that lead out to the South facing rear garden.

#### **Bedroom**

18'6 x 10'4 (5.64m x 3.15m)

Another spacious double bedroom, including a range of fitted wardrobes and enjoying a far reaching outlook.

#### **En Suite**

10'4 x 7'6 (3.15m x 2.29m)

Featuring a walk-in shower with glass screen, hand wash basin, w.c and a heated towel rail.



## Outside

### Double Garage

19'8 x 17'9 (5.99m x 5.41m)

Accessed via an electric up and over door.

### Home Office

19'6 x 11'2 (5.94m x 3.40m)

Separate from the property and located above the detached double garage, this versatile space could be utilised as an ideal home office.

### Garden

To the sides and rear of the property is a principally lawned garden enjoying a good degree of privacy, featuring a decked seating area.

### Driveway

A tarmacadam driveway runs up from Ben Rhydding Road, passing No 56 and leading to the property.

### 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 standout feature is the detached double garage, which features a room above that could be utilised as an excellent home working space or studio.





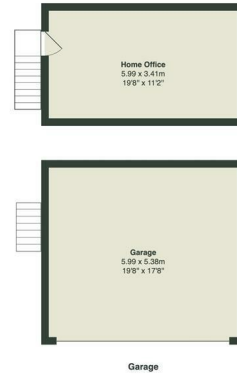
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Total Area: 219.5 m<sup>2</sup> ... 2363 IP (excluding garage)  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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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		66	66
(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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