



Cowpasture Road | Ilkley | LS29 8SY

£595,000

**TW** | TRANMER  
WHITE  
Trusted Estate Agents

47 Cowpasture Road |

Ilkley | LS29 8SY

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Situated in the centre of Ilkley, this substantial and highly versatile six-bedroom property presents a rare opportunity to acquire a home with immense potential. Now in need of modernisation, the property boasts an abundance of living space and benefits from a lower ground floor annex - perfect for guest accommodation, independent living or further development.

Furthermore, off-street parking adds convenience, while the elevated position provides stunning views towards Ilkley Moor and Middleton. This property also benefits from its ideal location in Ilkley, being a short walk away from the train station, town centre and local schools.

- Far Reaching Views
- Off-Street Parking
- Potential Annex
- Convenient Central Location

#### GROUND FLOOR

##### Entrance Hall

14'05 x 5'10 (4.39m x 1.78m)

##### Kitchen

13'09 x 10'02 (4.19m x 3.10m)

Comprising a good range of base and wall units with coordinating worktops plus a window to the rear. Appliances include a Delonghi range cooker, five-ring gas hob with hood over, plumbing for a washing machine and dishwasher. There is also space for a fridge freezer.

##### Sitting Room

15'11 x 14'02 (4.85m x 4.32m)

Featuring a lovely duel aspect and a gas fire with tiled surround and hearth.

##### Living/Dining Room

17'05 (into bay) x 12'05 (5.31m (into bay) x 3.78m)

A spacious, bright room with a large bay window to the front elevation and windows to the side elevation. Laminate wood flooring throughout and a gas fire with tiled surround and hearth.

#### LOWER GROUND FLOOR

##### Inner Hall

13'09 x 5'09 (4.19m x 1.75m)

With a door providing external access to the rear.



Located in the centre of Ilkley, with easy access to the train station, town centre and just short walk away from Ilkley Moor.



### Living Room

16'03 x 12'08 (4.95m x 3.86m )

A bright room, flooded with natural light from a large bay window to the front and window to the rear.

### Bedroom

15'09 x 13'05 (4.80m x 4.09m )

With a window to the front elevation.

### Kitchen

12'09 x 9'10 (3.89m x 3.00m )

With a range base and wall units with coordinating worksurfaces and a tiled splashback. The appliances include provision for an oven, four-ring gas hob with hood over and plumbing for a washing machine and dishwasher. Additionally, there is space for a fridge freezer and a window to the rear elevation.

### Bathroom

14'07 x 4'07 (max) (4.45m x 1.40m (max))

Comprising a bath with shower attachment plus glass screen, W.C. and a hand wash basin. There is also an access door to a useful undercroft.

### Utility

6'09 x 5'03 (2.06m x 1.60m)

With base and wall units and space for additional appliances.

## FIRST FLOOR

### Bedroom

14'02 x 12'07 (4.32m x 3.84m )

An ample double featuring a lovely southerly aspect.

### Bedroom

15'10 x 11'05 (4.83m x 3.48m )

A spacious bedroom with windows to the front and side elevations and an extensive range of recessed wardrobes.

### Bedroom

10'04 x 9'0 (3.15m x 2.74m )

With a window to the rear elevation and an airing cupboard.

### Shower Room

6'01 x 6'01 (1.85m x 1.85m )

Including a walk-in shower, W.C., hand wash basin within a vanity unit and a heated towel rail.

### Bathroom

7'0 x 4'06 (2.13m x 1.37m )

Comprising a bath, hand wash basin and a window to the rear.

### Landing

With stairs to:

## SECOND FLOOR

### Bedroom

12'05 x 14'01 (3.78m x 4.29m )

A generous bedroom with exposed beams and windows to two sides providing stunning views towards Middleton.

### Bedroom

15'10 x 13'10 (4.83m x 4.22m )

Another generous bedroom with exposed beams and a Southerly aspect with views towards Ilkley Moor.

### Bedroom/Study

14'0 x 10'05 (max) (4.27m x 3.18m (max))

Featuring a superb outlook over Ilkley.

### Landing

With a useful store cupboard.

## OUTSIDE

### Front Garden

A South-facing garden with two paved seating areas and a raised flower bed. Enclosed by a hedge and stone wall with iron railing.

## Parking

Off-street parking for two cars to the rear of 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.

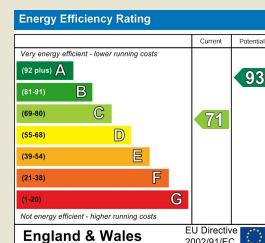
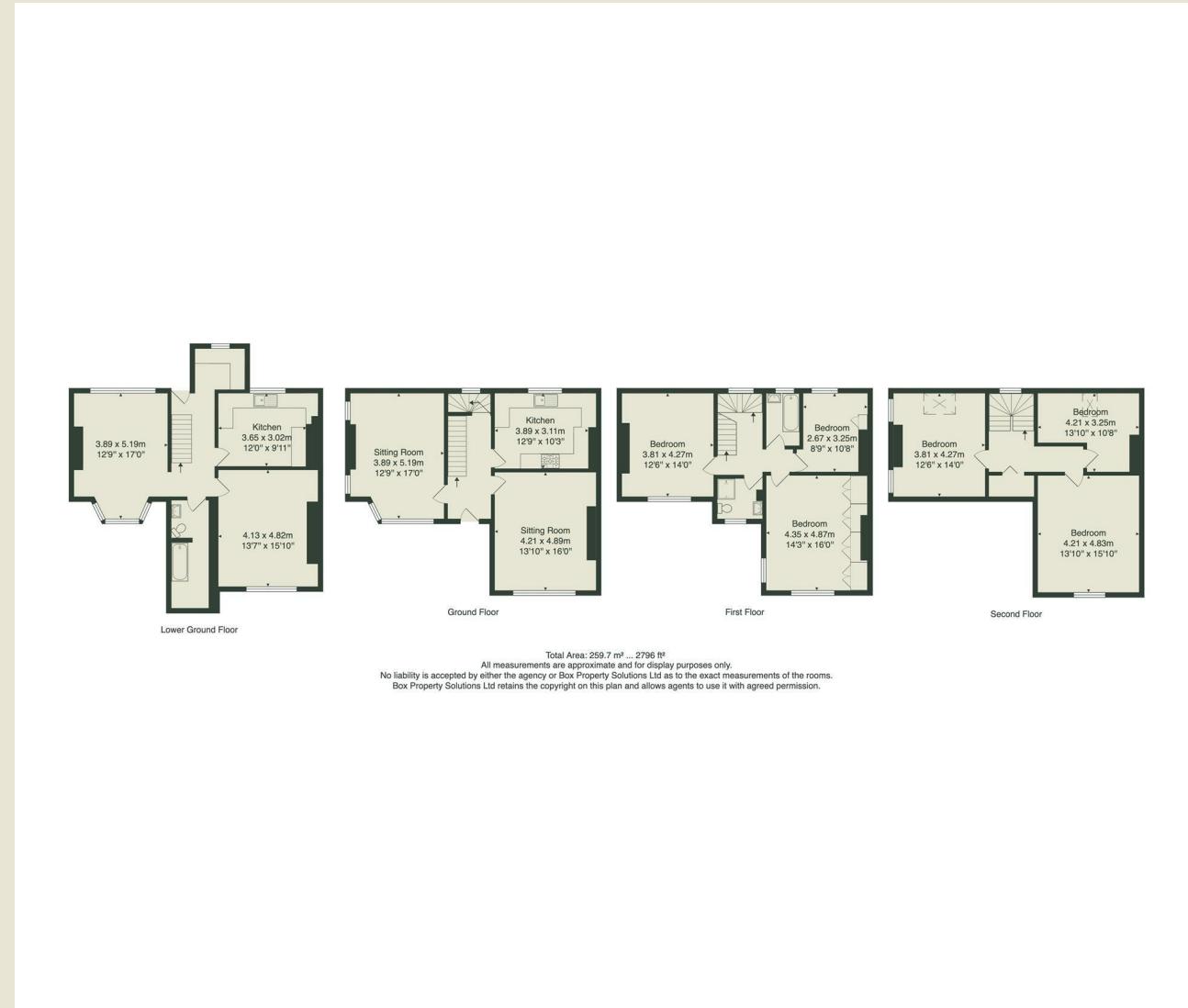
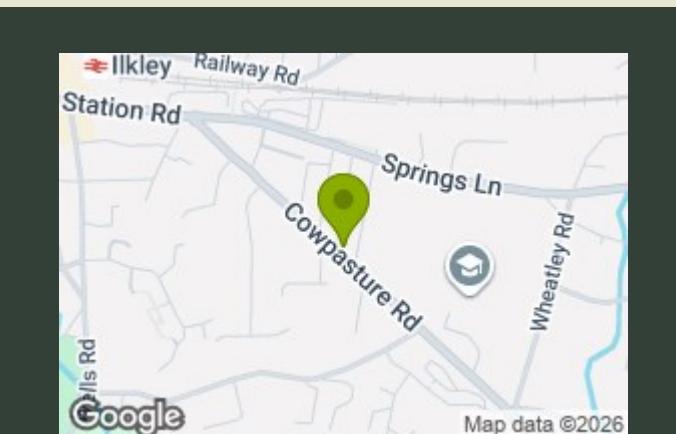
## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



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