



Leeds Road | Ilkley | LS29 8LL

Asking price £795,000

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271 Leeds Road |
Ilkley | LS29 8LL
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Meticulously redesigned and thoughtfully extended, this exceptional family home offers beautifully presented three/four-bedroom accommodation arranged over two floors. At its heart is a stunning open-plan living kitchen, enjoying delightful views across the rear garden and towards the River Wharfe.

Set behind electric gates and benefiting from direct access to picturesque riverside walks, the property boasts a generous garden, garage, and ample off-street parking. Extensively renovated to an exacting standard by the current owner, this outstanding home is the very definition of turnkey living.

- Exceptionally Large Garden
- Beautifully Appointed Throughout
- Stunning Living Kitchen With Direct Access To Terrace
- Ample Off-Street Parking & Electric Gate

With gas central heating to the First Floor and gas underfloor heating to the entirety of the Ground Floor, the accommodation comprises:

Ground Floor

Entrance Hall

An inviting entrance hall with a porcelain tiled floor. A glass and oak staircase leads to the first floor.



This delightful home has been painstakingly re-imagined, creating an idyllic family home with a high degree of versatility.



Snug/Bedroom

11'4 (into bay) x 10'9 (3.45m (into bay) x 3.28m)

A versatile room that currently functions as a second reception room but is large enough to function as a ground floor double bedroom. Porcelain floor and a bay window to the front elevation.

Dining Room

14'9 (into bay) x 9'9 (4.50m (into bay) x 2.97m)

An excellent entertaining space for large family gatherings, featuring a porcelain floor and a bay window.

Living Kitchen

31'7 x 12'10 (9.63m x 3.91m)

A stunning and particularly sizeable living kitchen appointed to an incredibly high standard. The kitchen including an array of base and wall units with granite work surfaces and a beautiful aged copper splashback. A notable feature is the large kitchen island. Integrated appliances include an oven, combi-oven/microwave, five ring induction hob with hood over, dishwasher, wine cooler and space for a fridge/freezer.

The living area is filled with natural light and features a contemporary electric fire as well as tri-folding doors that lead out to the terrace.

Bootroom

9'11 x 7'0 (3.02m x 2.13m)

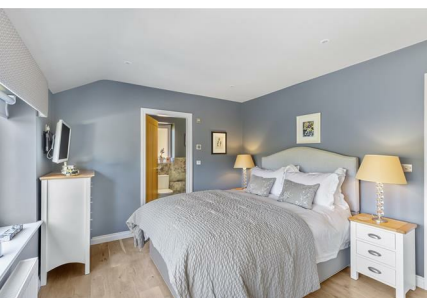
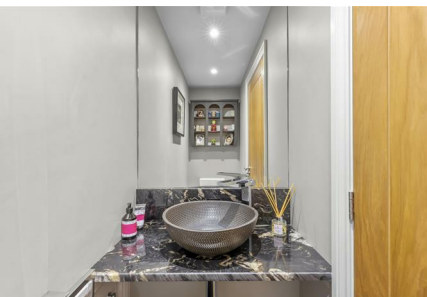
Adjoining both the living kitchen and garage and including a good range of base and wall units with granite work surfaces and aged copper splashback. There is also a fitted cloaks cupboard that includes shoe storage.

Cloakroom

6'9 x 2'8 (2.06m x 0.81m)

With a hand wash basin on granite surface and w.c.





Garage/Utility

17'2 x 11'6 (5.23m x 3.51m)

Accessed either via an electric insulated door to the front, single door to the rear or the bootroom, To the rear of the garage is a useful utility room with further base units, work surface, sink, plumbing for a washing machine and space for a dryer.

First Floor

Bedroom

13'0 x 10'3 (3.96m x 3.12m)

A impressive principal bedroom with high quality engineered oak flooring, range of recessed wardrobes and a stunning outlook across the rear garden.

En Suite Wetroom

10'3 x 4'9 (3.12m x 1.45m)

Beautifully appointed and with underfloor heating, the ensuite comprises a walk-in rainfall shower, hand wash basin within vanity unit and w.c.

Bedroom

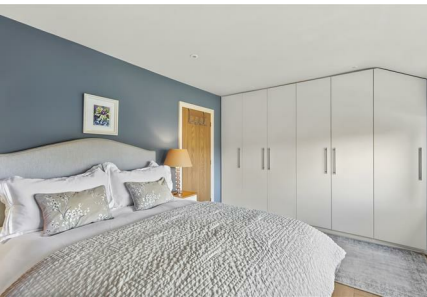
13'2 x 10'10 (4.01m x 3.30m)

A second double bedroom featuring recessed wardrobes and a recessed linen cupboard. Enjoying a Southerly aspect and a view of Ilkley Moor.

Bedroom

12'0 x 11'2 (3.66m x 3.40m)

A further ample double bedroom including a walk-in wardrobe, Southerly aspect and an outlook towards Ilkley Moor.



Bathroom/Wetroom

9'11 x 7'7 (3.02m x 2.31m)

Thoughtfully designed and with underfloor heating, the bathroom comprises a stand-alone bath, walk-in rainfall shower, hand wash basin within vanity unit and a w.c.

Landing

A beautiful space in its own right and with engineered oak flooring, a window offers an excellent outlook over the rear garden and towards the River Wharfe.

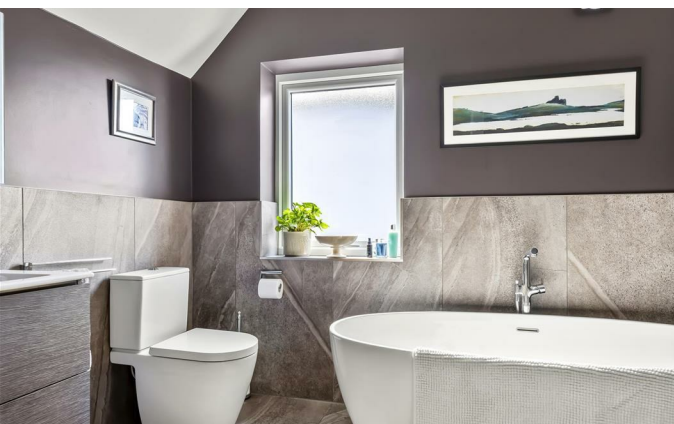
Outside

Driveway

Accessed via an electric gate, a tarmacadam driveway provides plenty of off-street parking as well as provision for EV charging.

Rear Garden

A standout feature that differentiates 271 Leeds Road from almost all other properties in Ilkley at this price point. At the top of the garden is a terrace ideal for outdoor entertaining and finished with a glass balustrade. A useful and secure garden store sits just below the terrace. Steps lead down to a rockery style section with large flower bed below. Beyond there is a substantial lawn that runs all the way to the end of this exceptionally large plot. Sat towards the end of the lawn is a greenhouse with power supply along with a potting shed.



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

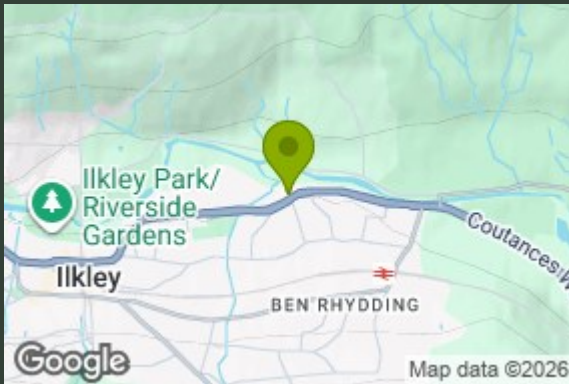
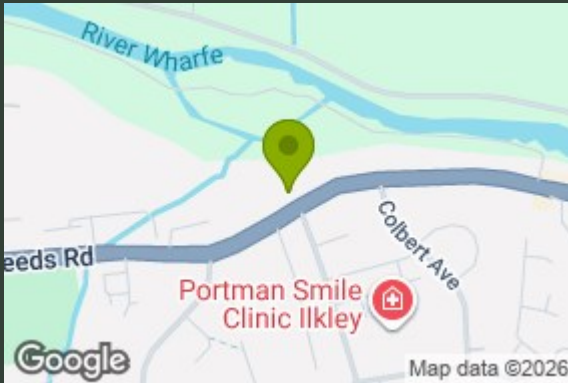
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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.



An outstanding garden sweeps away from the property all the way to the River Wharfe.





Total Area: 169.5 m² ... 1825 ft²
 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		77	81
(55-68) D			
(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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