



Bolling Road | Ilkley | LS29 8QA

Asking price £675,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

55 Bolling Road |
Ilkley | LS29 8QA
Asking price £675,000

A beautiful stone-fronted semi-detached home perfectly balancing a feeling a peace and tranquility with a central location, being situated within a brief stroll of Ilkley town centre, the train station and the grammar school.

Arranged over three floors, this characterful home features beautiful gardens to the front and rear, far reaching views and off-street parking. The lower ground floor currently functions as a highly versatile annex with it's own living area, kitchen, bedroom area and a shower room.

- Highly Versatile Accommodation Including Annex
- Off-Street Parking
- Beautiful Gardens To Front & Rear
- Secluded Yet Central Location

With gas central heating, the accommodation comprises:

Entrance Porch

A double glazed entrance porch with a flagstone floor and exposed stone wall. A further door leads to:

Entrance Hall

16'6 x 5'9 (5.03m x 1.75m)

Including a parquet floor, dado rail and stairs leading to the first and lower ground floors. A crittall door leads to:



Occupying a generous plot and yet within a brief stroll of the town centre, 55 Bolling Road manages to offer a sense of peace and tranquility while enjoying the benefits of a central location.



Sitting Room

14'5 x 10'8 (4.39m x 3.25m)

A cosy and inviting sitting room featuring a wood burning stove with granite surround and hearth, oak floor and a delightful Southerly aspect plus an outlook over the front garden.

Dining Kitchen

25'2 x 11'0 (7.67m x 3.35m)

A beautifully appointed dining kitchen spanning the full width of the property.

The kitchen comprises a good range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, combi-oven/microwave, five ring induction hob with recessed hood over, dishwasher and a fridge/freezer.

The dining area includes a wood burning stove on granite hearth, fitted cabinets and display shelving plus a lovely outlook over the rear garden.

Side Entrance Porch

First Floor

Landing

Including a linen cupboard as well as a useful walk-in store cupboard plus loft hatch.

Bedroom

12'0 x 9'3 (3.66m x 2.82m)

An ample double bedroom with a range of fitted wardrobes and a Southerly aspect.





Bedroom

10'10 x 10'7 (3.30m x 3.23m)

A second double bedroom, featuring a range of fitted wardrobes and providing a far reaching view towards Middleton.

Bedroom

8'4 x 5'10 (2.54m x 1.78m)

With a Southerly aspect.

Bathroom

14'0 x 5'10 (4.27m x 1.78m)

Well-appointed and comprising a bath, hand wash basin, w.c, exposed beam and two windows to the rear elevation.

Lower Ground Floor

Inner Hall

12'8 x 5'9 (3.86m x 1.75m)

With wood flooring and a store cupboard.

Utility Room

10'4 x 7'2 (3.15m x 2.18m)

Including base and wall units, worktop and a sink along with plumbing for a washing machine and space for a dryer.

Kitchen and Living Area

18'1 x 9'6 (5.51m x 2.90m)

A well-designed, open plan space featuring a modest kitchen area, generous living space and a sliding glazed door providing direct access to the rear garden.



Bedroom Area

10'6 x 7'4 (3.20m x 2.24m)

With space for a double bed, hanging space and a window to the rear elevation.

Shower Room

10'5 x 5'10 (3.18m x 1.78m)

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

Outside

Front Garden

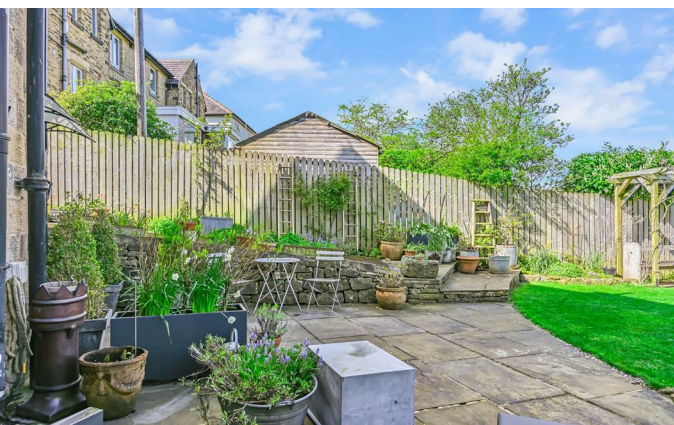
A colourful and beautifully mature lawned garden featuring an abundance of mature plants.

Rear Garden

To the rear of the property is a thoughtfully landscaped and particularly private garden, including two paved seating areas and a lawn with well-stocked flower beds.

Driveway

A driveway provides off-street parking.



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 Southerly aspect to the front provides plenty of natural light.



©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies



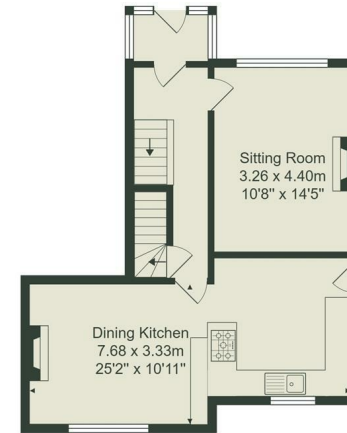
Map data ©2026



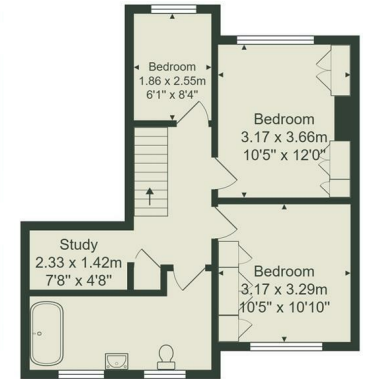
Map data ©2026



Lower Ground Floor



Ground Floor



First Floor

Total Area: 143.4 m² ... 1543 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>