



Cheltenham Avenue | | Ilkley | LS29 8BN

Asking price £895,000

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Cheltenham Avenue |  
Ilkley | LS29 8BN  
Asking price £895,000

A handsome Edwardian semi detached house offering spacious and extensive family accommodation. The property enjoys a very private south facing level rear garden, and also includes an additional plot of land to the north of Cheltenham Avenue which may have potential to develop, subject to obtaining planning approval. The property incorporates an elegant hallway, two large principal reception rooms, a kitchen and utility room on the ground floor whilst the upper floors provide six bedrooms, two bathrooms and obvious potential to provide an additional en suite bathroom.

- A Handsome Edwardian Family Home
- Situated On The Edge Of Ilkley With Views Over Valley
- Elegant Hallway
- 2 Large Reception Rooms
- Breakfast Kitchen, Utility Room, Store & WC
- 6 Bedrooms, 2 Bathrooms & Dressing Room
- Off Road Parking In Drive
- Additional Plot Of Land To North Available By Separate Negotiation
- South Facing Private Rear Garden
- No Onward Chain

## GROUND FLOOR

### Entrance Vestibule

With a panelled door with a circular leaded light window. A part glazed inner door leads to:

### Central Reception Hall

With a moulded ceiling corning an under stairs cupboard and an elegant staircase leading to the upper floors.

### Sitting Room

17'0" x 13'9" (5.18m x 4.19m)

With a splayed bay window to the front elevation from which there are long distance views over the valley. Two further windows to the side elevation. Cast iron fireplace with a tiled hearth and a cast iron interior. Moulded ceiling cornice.



A handsome Edwardian semi detached house offering spacious and extensive family accommodation. The property enjoys a very private south facing level rear garden and enjoys a particularly convenient setting within a short walk of local amenities and transport services.



### Dining/Family Room

21'6" x 14'0" (6.55m x 4.27m)

A particularly generous living space with a large bay window to the side elevation. There is ample space for a dining table and a sitting area. Impressive stone fireplace with a contemporary log burning stove.

### Breakfast Kitchen

12'4" x 12'4" (3.76m x 3.76m)

With a gas fired Aga, fitted base cupboards with a wooden work surface and extensive floor to ceiling cupboards. Walk in pantry with stone shelving.

### Inner Vestibule

With a wc.

### Store Room

7'10" x 5'3" (2.39m x 1.60m)

With a ceramic tiled floor and a wall mounted gas central heating boiler.

### Utility Room

8'10" x 6'9" (2.69m x 2.06m)

With a gas cooker and an enamel sink unit. Wooden work surfaces. Plumbing for an automatic washer and space for a dryer. Door to the rear garden.

## FIRST FLOOR

### Landing

With an under stairs store cupboard.

### Bedroom

17'0" x 14'0" (5.18m x 4.27m)

With a splayed bay window to the front elevation with views over the valley. Ceiling cornice.

### En Suite Dressing Room

9'10" x 6'8" (3.00m x 2.03m)

With obvious potential to create an en suite bathroom.

### Bedroom

13'10" x 10'6" (4.22m x 3.20m)

With two windows to the side elevation.

### Bedroom

12'5" x 12'0" (3.78m x 3.66m)

With two windows to the rear elevation. Recessed wardrobes and ceiling cornice.

### En Suite Bathroom

With a modern white suite comprising a panelled bath with a hand held shower attachment, low suite wc and a pedestal wash basin. Airing cupboard. Ceramic tiled walls.

### House Bathroom

With a white suite having a panelled bath with a shower over, low suite wc and a wash basin with a cupboard beneath. Ceramic tiling to the floor and walls.

## SECOND FLOOR

### Landing

Leading to:



## Bedroom

12'9" x 12'4" (3.89m x 3.76m)

With fitted wardrobes, cupboards and a dressing table.

## Bedroom

14'8" x 8'0" (4.47m x 2.44m)

With a window to the side elevation.

## Bedroom

14'2" x 8'5" (4.27m x 2.57m)

## Store Room

10'10" x 5'0" (3.30m x 1.52m)

## OUTSIDE

### Gardens

To the front of the house is a neat lawned garden with well kept flower borders. A tarmacadam drive runs up the side of the house providing off road parking. To the rear of the house is a good sized lawned garden bordered by established hedges and having a large terraced area immediately to the rear of the house.

### Additional Land

There is an additional plot of land to the north of Cheltenham Avenue which is available for purchase by separate negotiation.

### Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

### Previous Planning Approval

The property is considered to have potential to extend to the rear. Planning consent (now expired) has previously been granted for a single storey extension to the kitchen (Application Ref: 05/08285/FUL).

### Council Tax

City of Bradford Metropolitan District Council Tax Band G

### 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.



The property incorporates an elegant hallway, two large principal reception rooms, a kitchen and utility room on the ground floor whilst the upper floors provide six bedrooms, two bathrooms and obvious potential to provide an additional en suite bathroom.





Ground Floor

First Floor

Second Floor

Total Area: 243.2 m<sup>2</sup> ... 2618 ft<sup>2</sup>  
 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		56	77
(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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