



Greenhow Park | Burley In Wharfedale | Ilkley | LS29 7LZ

£525,000

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15 Greenhow Park | Burley In Wharfedale Ilkley | LS29 7LZ £525,000

A spacious four-bedroom detached family home, pleasantly positioned within a cul-de-sac on the popular Greenhow Park development in Burley-in-Wharfedale. The property is offered for sale with no onward chain and occupies an elevated position, enjoying exceptional far-reaching views across the surrounding countryside.

The property offers well-proportioned and versatile accommodation arranged over two floors, comprising three reception rooms, four bedrooms and two bathrooms. The generous layout provides excellent flexibility for modern family living, with scope to adapt the accommodation to suit individual requirements.

Externally, the property benefits from a good-sized tiered rear garden, together with a useful garden store and double garage. To the front, a double driveway provides off-street parking for up to four vehicles.

Ideally suited to families seeking a spacious home in a desirable village setting, this attractive property combines a peaceful cul-de-sac location with wonderful far-reaching views and excellent potential to create a home perfectly suited to modern living.

- Detached Four-Bedroom House
- Cul-de-sac Location
- Three Reception Rooms
- Double Garage and Garden Store
- Driveway with Parking for Four Vehicles
- Large Rear Garden
- Exceptional far reaching views
- No Onward Chain

With gas central heating, the accommodation comprises:

GROUND FLOOR

Porch

With entrance via a composite door, the porch has a window to the side, paneled walls and a tiled floor.

Hallway

With a glazed door to the front and a useful store cupboard.

Cloakroom

With a window to the side, WC and hand wash basin.



Set on a generous plot with excellent outdoor space.



Sitting Room

19'04 x 9'05 (5.89m x 2.87m)

Featuring a stone fireplace with a gas fire and stone hearth, there is also an exposed stone chimney, laminate flooring and a window to the front elevation providing attractive views.

Dining Room

10'03 x 9'05 (3.12m x 2.87m)

With a laminate floor covering and arch to the sitting room. There are also double doors to:

Conservatory

11'01 x 7'04 (3.38m x 2.24m)

With a wood effect floor, windows to the rear and side, and patio doors to the side elevation leading out to the rear garden.

Breakfast Kitchen

16'04 x 10'02 (4.98m x 3.10m)

Comprising wall and base units, worktops and tiled splashback, a window to the rear elevation, display cupboards, 1 1/2 bowl sink and drainer, parquet effect flooring and a wall mounted boiler. Appliances include an eye-level oven and grill, ceramic hob and extractor fan. There is also space for a fridge and freezer.

Store Room

7'05 x 5'03 (2.26m x 1.60m)

Utility

7'01 x 6'11 (2.16m x 2.11m)

FIRST FLOOR

Landing

With access to the loft, which is part boarded, and a useful shelved cupboard.

Bedroom

12'04 x 10'10 (3.76m x 3.30m)

A good sized double bedroom, with a window to the front elevation, fitted wardrobes, dresser and bedside cabinets. An arch leads to:

Ensuite

Comprising a walk-in shower, tiled splash area, WC and pedestal wash basin.

Bedroom

11'02 x 8'09 (3.40m x 2.67m)

Another ample double bedroom, with a window to the rear elevation.

Bedroom

11'00 x 10'11 (3.35m x 3.33m)

A fitted captain's bed, and a window to the front providing pleasant views.



Bedroom

8'00 x 6'09 (2.44m x 2.06m)

A single bedroom with a window to the rear elevation.

Bathroom

9'10 x 5'07 (3.00m x 1.70m)

Comprising a window to the rear elevation, vanity basin, WC, walk-in bath with shower over and tiled splash area.

OUTSIDE

Double Garage

17'07 x 16'04 (5.36m x 4.98m)

With lights, an electric roller-style door and storage in the roof space.

Potting Shed

Rear Garden

The rear garden has a paved area, and then a two tiered lawn with walls and fencing surround. There is also a retaining wall with steps leading to a covered patio area with arbour.

Parking

To the front of the property is a driveway, providing off-street parking for four vehicles.

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.

Offer Acceptance & AML Regulations

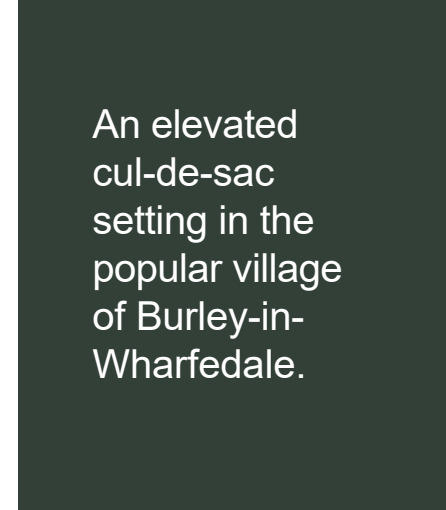
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification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

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>

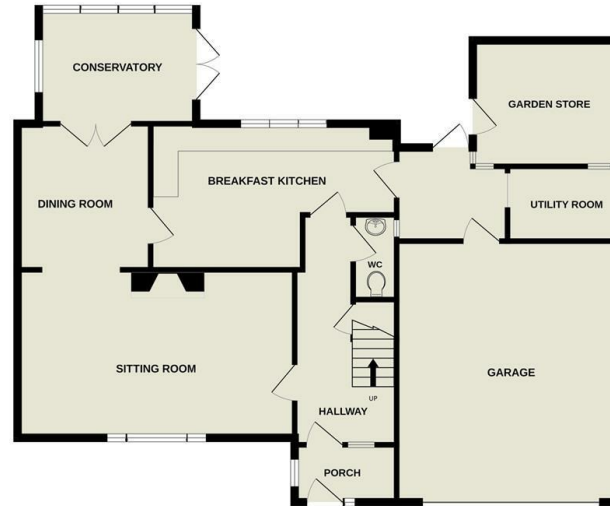


An elevated
cul-de-sac
setting in the
popular village
of Burley-in-
Wharfedale.





GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



FIRST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1674 sq.ft. (155.5sq.m.) approx. inc. Garage

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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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