80 Bolling Road | | Ilkley | LS29 8QQ

Asking price £665,000

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A spacious detached bungalow situated in a highly desirable location within Ben Rhydding, occupying a generous corner plot with a private south-facing garden.

The well-proportioned accommodation offers up to four bedrooms, two bathrooms, generous sitting room, a kitchen, utility room and a separate cloakroom, providing flexible living space to suit a variety of purchasers.

To the side, a driveway provides ample off-street parking and leads to a double garage.

The property also benefits from a substantial loft space, which is considered to offer excellent potential for conversion into additional living accommodation, subject to the necessary planning permission and Building Regulations approval.

- Detached bungalow with corner plot position
- Two bathrooms
- Kitchen with utility room off
- Generous sitting room
- A potential four bedrooms
- Double garage and driveway
- South facing garden

A smartly maintained detached bungalow with gas fired central heating, comprising:

GROUND FLOOR

Entrance Vesitbule
An inviting entrance vestibule, with a wood and glazed door, windows to three sides and wood effect floor covering.

Central Hallway
A good sized inner hallway with a useful airing cupboard housing the gas fired central heating boiler. Access to the roof void.

Cloakroom
Fitted with a low suite WC and wash basin.

A spacious detached bungalow extending to approximately 1,403 sq ft, occupying a generous corner plot in a highly sought-after location within Ben Rhydding.

Sitting Room
16'08 x 15'02 (5.08m x 4.62m)
A generous sitting room with a feature fireplace, wooden surround, marble inset and hearth, housing a fitted gas fire. Window to the front elevation.

Kitchen
12'06 x 7'03 (3.81m x 2.21m)
Fitted with a range of base and wall units, coordinating work surfaces, inset sink and breakfast bar. Integrated appliances including an oven, ceramic hob with extractor over, dishwasher and fridge. Window to the side elevation. Access to:

Utility Room
11'05 x 6'02 (3.48m x 1.88m)
This useful room has a range of base and wall units, coordinating work surfaces and an inset sink. Plumbing for a washing machine. Wood effect flooring. Door to the side elevation.

Bedroom/Sitting Room
16'03 x 16'08 (max) (4.95m x 5.08m (max))
Currently used as an additional sitting room with patio doors overlooking the south facing courtyard style garden.

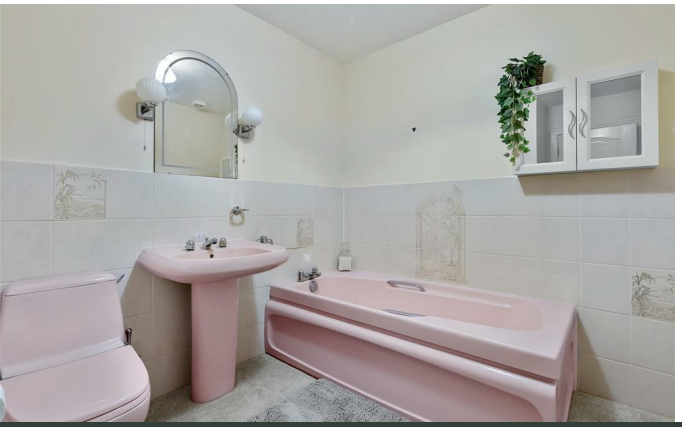
En Suite Shower Room
7'04 x 5'10 (2.24m x 1.78m)
Comprising a shower cubicle, pedestal wash basin and WC. Window to the side elevation.

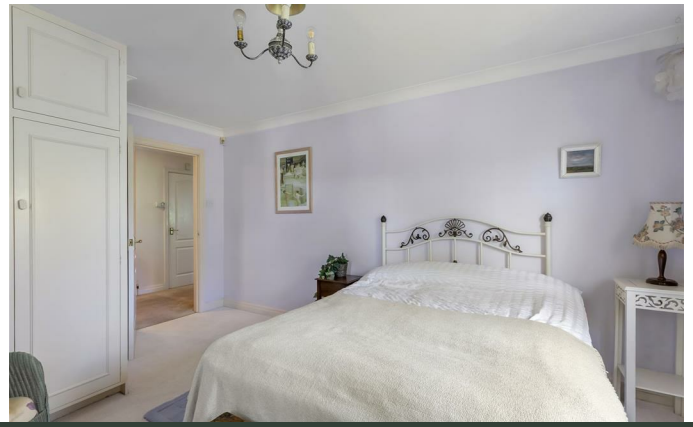
Bedroom
14'08 x 10'11 (4.47m x 3.33m)
With fitted wardrobes and windows to the side and front elevations.

Bedroom
9'05 x 6'06 (2.87m x 1.98m)
With a fitted wardrobe and a window to the rear elevation.

Bedroom
11'04 x 9'05 (3.45m x 2.87m)
A good sized double bedroom, with a window to the side elevation, and an extensive range of fitted wardrobes, drawers, bedside tables and over-bed cabinets.

Bathroom
9'09 x 7'04 (2.97m x 2.24m)
Fitted with a suite comprising a paneled bath, pedestal wash basin and low suite WC.





Roof Void
There is a generous roof void with two velux windows. This substantial space presents excellent potential for conversion into additional living accommodation, subject to the necessary planning permission and Building Regulations approval.

OUTSIDE

Double Garage
17'03 x 15'04 (5.26m x 4.67m)
With both an up-and-over door and a single door. The garage is accessed from Manor Rise.

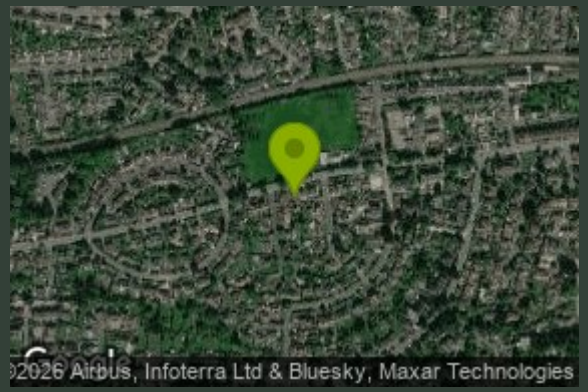
Garden
Occupying a desirable corner plot, the property enjoys an attractive setting with mature shrub borders to both the front and side, providing a good degree of privacy and kerb appeal. To the rear, a delightful south-facing courtyard-style garden offers the perfect space for outdoor relaxation and entertaining, making the most of the sunny aspect.

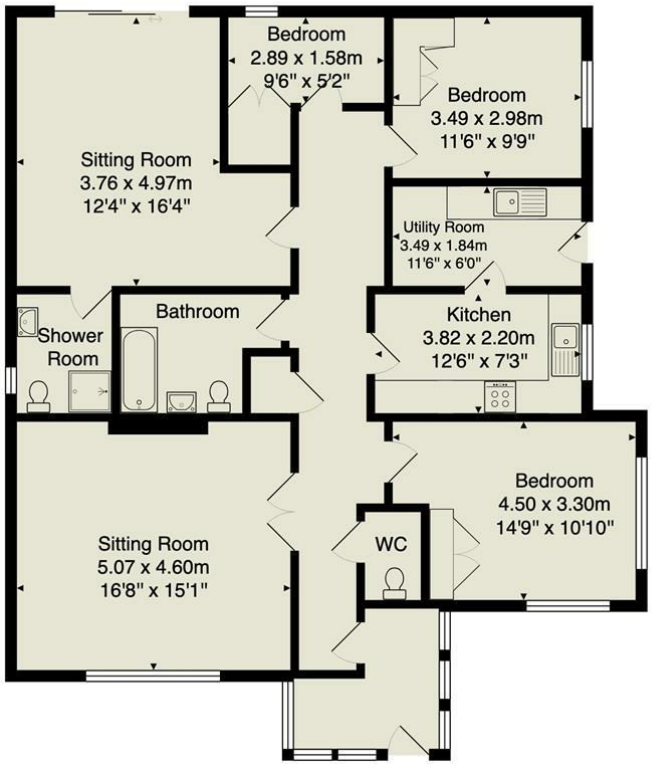
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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

The property also benefits from a substantial loft space, which is considered to offer excellent potential for conversion into additional living accommodation, subject to the necessary planning permission and Building Regulations approval.





Total Area: 130.3 m² ... 1403 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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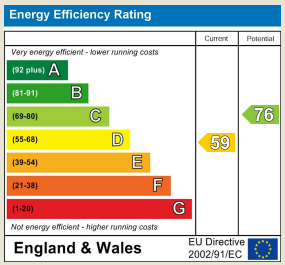

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