



259 Leeds Road | Ilkley | LS29 8LL

Guide price £450,000

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A three bedroomed detached property with a particularly large plot and being one of four properties with exclusive access to the river via a locked gate. The property now in need of modernisation comprises entrance hall, sitting room, dining room, kitchen, three bedrooms and a shower room. Outside the property has a detached garage and parking. Extensive gardens to the front and rear dropping down to the river. A number of out buildings and greenhouse.

- Detached property
- In need of renovation
- Exclusive riverside access
- Lovely outlook
- Three bedrooms
- Extensive gardens
- Garage and drive

GROUND FLOOR

Entrance Hall

Sitting Room

13'9 x 12'11 (4.19m x 3.94m)

With a bay window to the front elevation and a tiled fireplace.

Dining Room

13'01 x 8'10 (3.99m x 2.69m)

With a window to the rear elevation, fireplace and cupboard housing the boiler.

Kitchen

5'11 x 5'10 (1.80m x 1.78m)

With a window and door to the side elevation, wall and base units with works tops, stainless steel sink and drainer. Oven and ceramic hob. Pantry off.

FIRST FLOOR

Loft access and a window to the side elevation.



A rare opportunity to modernise a detached home with exclusive private river access.



Bedroom One

13'08 x 11'08 (4.17m x 3.56m)

With a bay window to the front elevation and built in cupboards.

Bedroom Two

13'02 x 10'10 (4.01m x 3.30m)

With a window to the rear elevation and built in cupboards.

Bedroom Three

7'06 x 6'11 (2.29m x 2.11m)

With a window to the front elevation and a built in cupboard.

Shower Room

With a shower cubicle, pedestal wash basin and w.c. Heated towel rail, wood effect flooring and a window to the side elevation.

Gardens

To the front of the property there are wooden gates leading to a driveway and lawned frontage. To the rear of the property there is an extensive garden leading right down to the river Wharfe. This property along with four other neighbouring properties have exclusive access to the river via a locked gate. There is a selection of greenhouses and out buildings.

Garage

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.

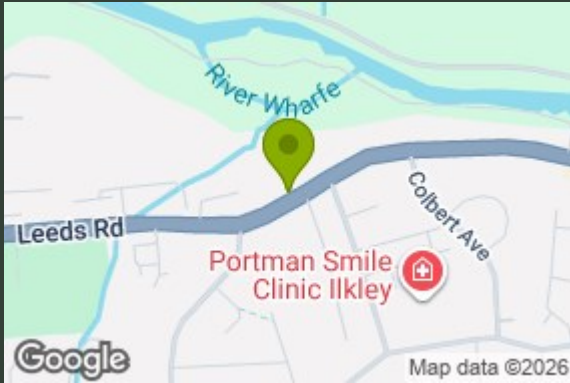
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Mobile Signal/Coverage

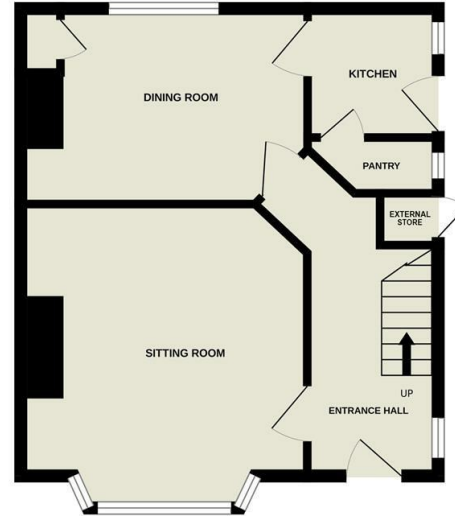
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax

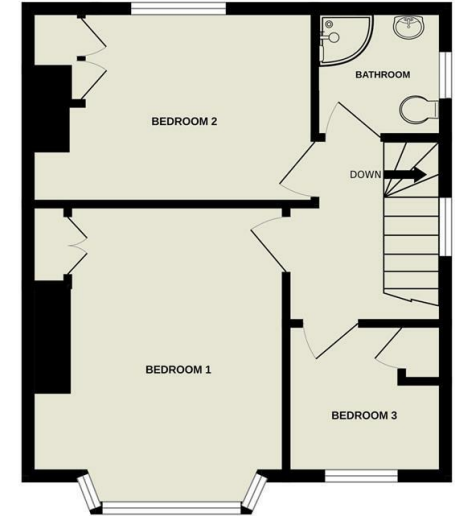
City of Bradford Metropolitan District Council Tax Band



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



FIRST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

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		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	56	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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