



8 Ghyll Mews | Ilkley | LS29 9RU

Asking price £675,000

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Nestled within the highly sought-after Ghyll Mews, this beautifully presented four-bedroomed, two-bathroomed family home occupies a peaceful cul-de-sac location just a short stroll from the heart of Ilkley. Situated only a few minutes' walk from The Grove, the property offers the perfect balance of tranquil living and easy access to the town's excellent independent shops, cafés, restaurants, and amenities.

Designed with modern family life in mind, the spacious accommodation includes a contemporary fitted kitchen with adjoining breakfast dining area, a practical utility room, a formal dining room, and a generous sitting room, providing flexible spaces for both everyday living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom served by an en-suite bathroom, together with a family bathroom.

Externally, the home benefits from a private enclosed garden, ideal for relaxing or outdoor dining, as well as a garage and driveway providing parking for two vehicles.

Combining an enviable location with spacious, well-appointed accommodation, this is an excellent opportunity to acquire a superb family home in one of Ilkley's most desirable residential settings.

- Deceptively Spacious Family Home
- Four Bedrooms
- Central Ilkley Location
- Three Reception Rooms
- Garage and Off Street Parking
- Smarty Presented Throughout



The elegant formal dining room flows seamlessly into the adjoining living room, creating a wonderful space for entertaining guests or enjoying family gatherings.



With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

An inviting entrance with tiled flooring, spotlights and a part-glazed door to the front of the property.

Kitchen

11'09 x 10'08 (3.58m x 3.25m)

Fitted by Wren the kitchen comprises coordinated base and wall units, with granite worktops and upstands, a ceramic splashback, recessed sink and recycling unit. Appliances include a integrated fridge freezer, Bosch oven and combi microwave oven, Bosch induction hob, extractor fan, and integrated dishwasher. Window to the rear elevation with attractive views of Beamsley Beacon, recessed spotlights, wood laminate effect flooring, opening to:

Breakfast Dining Room

12'05 x 9'05 (3.78m x 2.87m)

The bright and airy breakfast/dining room is flooded with natural light from sliding doors that open onto the rear garden. Coordinating Wren base units continue seamlessly from the kitchen, providing additional storage alongside two built-in wine racks. Finished with wood-effect laminate flooring, recessed spotlights, and a stylish pendant light, this welcoming room combines practicality with a contemporary feel.

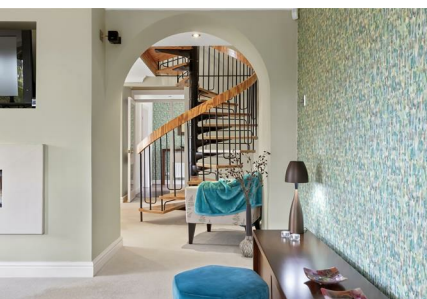
Utility

9'05 x 4'10 (2.87m x 1.47m)

A useful utility space, with plumbing for a washing machine, space for a dryer, wood laminate effect flooring, and a window to the front elevation. This room also houses the central heating boiler, and has a cupboard that houses the consumer box and meter.

Cloakroom

Comprising a hand wash basin, low suite w.c. with splashbacks and a tiled floor. Heated towel rail and a window to the front elevation.



Dining Room

20'03 x 9'11 (6.17m x 3.02m)

This spacious dining room is ideal for both entertaining and everyday family living. French doors opening onto the rear garden flood the room with natural light, complemented by recessed spotlights to create a bright and welcoming atmosphere. A striking wall-mounted pebble-effect gas fire with a composite stone surround forms an attractive focal point and adjoins the living room, enhancing the sense of connection between the reception spaces. The room also features a spiral staircase leading to the first floor and two large arched openings that provide an elegant transition into the sitting room.

Sitting Room

17'08 x 11'10 (5.38m x 3.61m)

The bright and spacious sitting room enjoys an abundance of natural light from a rear window, French doors, and a large side window. Recessed spotlights and a wall-mounted pebble-effect gas fire with a composite stone surround create a stylish focal point, making this an ideal space for relaxing or entertaining.

FIRST FLOOR

Landing

With spotlights and access to the loft, which is boarded and fitted with a ladder and lighting.

Principal Bedroom

15'08 x 12'11 (max) (4.78m x 3.94m (max))

This bedroom has an extensive range of fitted wardrobes, drawers and a dressing table, providing ample storage. The room also benefits from three windows to the side elevation and recessed spotlights.

En Suite

8'08 x 6'08 (2.64m x 2.03m)

Fitted with a suite comprising a bath with shower over, vanity unit, and concealed W.C. Heated towel rail, tiled walls and floor.



Bedroom

18'03 x 12'09 (5.56m x 3.89m)

With an extensive range of fitted wardrobes, overbed cupboards, drawers, display shelves and a desk. The room also benefits from spotlights and two large Velux windows to the front of the property.

Bedroom

10'07 x 10'01 (3.23m x 3.07m)

Another double bedroom with fitted wardrobes, overbed cabinets and spotlights. This room also has a window and skylight to the rear providing attractive views.

Bedroom/Study

10'01 x 9'11 (3.07m x 3.02m)

With a window and skylight to the rear providing attractive views, and with built in blackout blinds. This room also has a built in desk, draws and display shelves, as well as spotlights creating a useful office space.

Bathroom

10'06 x 6'07 (3.20m x 2.01m)

Fitted with a suite comprising a shower cubicle, vanity unit and WC. There is also luxury vinyl tiled effect flooring, tiled walls, a window to the front and a large cupboard providing additional storage space.

OUTSIDE

Rear Garden

To the rear, the property benefits from an extensive patio that wraps around to the west-facing side, providing the perfect space for outdoor seating and entertaining. The garden also features a lawn, flower beds, and a decorative fountain. Enclosed by mature hedging and fencing, it offers a private and secure setting for relaxing and enjoying the outdoors.

Garage

17'08 x 8'04 (5.38m x 2.54m)

With lighting, a window to the rear, and access via either an up-and-over door, and a door to the rear garden.



Driveway

Providing 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.

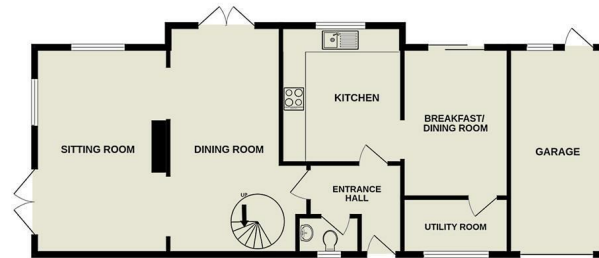


The private enclosed garden provides a peaceful outdoor retreat, perfect for al fresco dining, children's play, or simply relaxing throughout the warmer months.

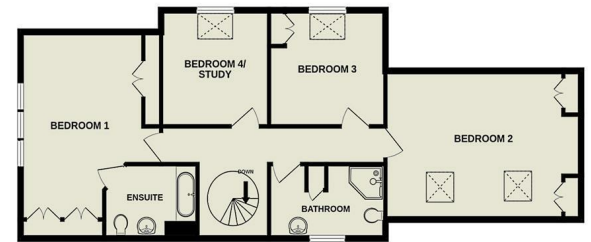




GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



FIRST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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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