



Denton Road, Ben Rhydding, Ilkley
Asking Price Of £875,000

**Dale
Eddison**



Fieldhurst

Denton Road Ben Rhydding, Ilkley LS29 8QR

AN OUTSTANDING SIX DOUBLE BEDROOMED EDWARDIAN SEMI-DETACHED HOME BUILT IN THE 'ARTS AND CRAFTS STYLE' AND PROVIDING SMARTLY PRESENTED ACCOMMODATION ARRANGED OVER FOUR FLOORS AND RETAINING VARIOUS CHARACTERFUL PERIOD FEATURES

Fieldhurst has been thoughtfully updated by the current owners while ensuring various period features such as leaded stained glass windows and ornate architraving are retained. The property is surrounded by a deceptively private garden and enjoys stunning views over Ilkley and towards the Moor. The ground floor accommodation comprises a reception hall with cloakroom, sitting room with wood burning stove and a dining kitchen with access to a balcony whilst the basement includes a sizeable cellar, utility room and three store rooms. The upper floors include six double bedrooms, two bathrooms and provides truly exceptional far reaching views. Externally in addition to the beautifully maintained garden, is a gravelled driveway providing ample off-street parking.



Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School and three private schools all within a short drive. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The accommodation has GAS FIRED CENTRAL HEATING and with approximate room sizes, comprises:-

GROUND FLOOR

RECEPTION HALL 18' 7" x 8' 2" (5.66m x 2.49m) A spacious and inviting reception hall having a custom-made cloaks cupboard with a cleverly designed bench and shoe rack. Hardwood floor and ceiling coving. Stunning stained glass window with secondary glazing to the side elevation. Stairs providing access to the basement.

CLOAKROOM With a hand wash basin and a low suite wc.

SITTING ROOM 18' 9" (into bay) x 17' 5" (5.72m x 5.31m) A sizeable sitting room featuring a large secondary glazed bay window featuring stained glass to the front elevation. Picture rail, ceiling coving and ornate architraving. Wood burning stove with marble hearth and original marble surround. Stripped pine flooring. Additional secondary glazed, stained glass window to the side elevation.

DINING KITCHEN 24' 0" (plus bay) x 14' 11" (7.32m x 4.55m) An impressive dining kitchen providing a versatile family space and comprises a range of handmade base and wall units including large pantry-style cupboards with concealed lighting and co-ordinating granite worktops and a double Belfast sink with mixer tap. Appliances include a Rangemaster Nexus range cooker with five ring gas hob, integrated Smeg dishwasher and space for an American style fridge freezer. Hard wood flooring, wood burning stove standing on a Yorkshire stone hearth, original cast iron radiator and additional reproduction cast iron radiator. Ceiling coving and ornate architraving. Bay window with stained glass encased by double glazed units to the side elevation providing a fantastic westerly view towards Middleton and French doors provide access to a balcony. Window to the rear elevation.

BASEMENT

CELLAR ONE 16' 7" x 15' 4" (5.05m x 4.67m) Housing the recently installed Vaillant gas fired central heating boiler and accompanying water cylinder. Stone sink. Door to the rear garden.

UTILITY ROOM 10' 11" x 10' 3" (3.33m x 3.12m) Comprising a range of base units with stainless steel sink, plumbing for an automatic washing machine and space for additional appliances.

STORE ROOM ONE 8' 0" x 6' 1" (2.44m x 1.85m) With stone keeping shelves. Window to the side elevation.

STORE ROOM TWO 8' 0" x 5' 1" (2.44m x 1.55m) With stone keeping shelves.

STORE ROOM THREE 11' 0" x 4' 8" (3.35m x 1.42m)

FIRST FLOOR

LANDING With moulded ceiling cornice

BEDROOM ONE 17' 8" x 15' 3" (5.38m x 4.65m) A sizeable double bedroom including a feature fireplace with decorative tiled hearth. Pine wood floor. Recessed wardrobe, picture rail and ceiling coving. Double glazed window with stained glass to the front elevation providing a lovely southerly aspect and a view of the Cow and Calf rocks.

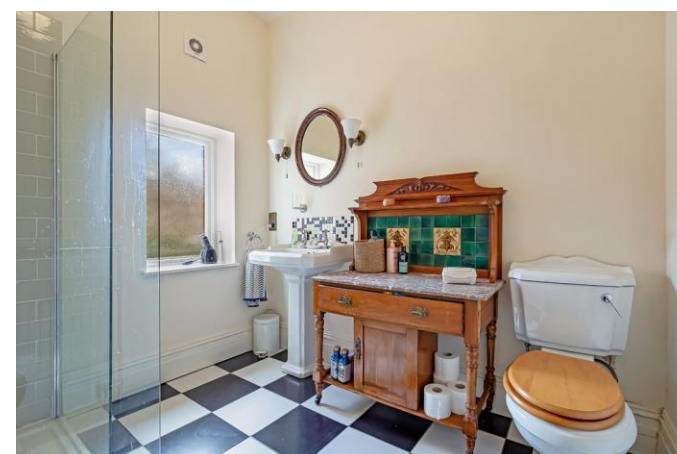
BEDROOM TWO 15' 1" x 13' 0" (4.6m x 3.96m) Including a cast iron feature fireplace with decorative tiled surround and tiled hearth. Ceiling coving and pine floor. Bedroom two has a lovely dual aspect with stained glass windows providing views towards both Middleton and Askwith.

BEDROOM THREE 15' 2" x 11' 0" (4.62m x 3.35m) With a cast iron feature fireplace with decorative tiled surround and hearth. Ceiling coving. Pine floor. Stained glass window to the rear elevation.

BATHROOM Smartly presented and comprising a walk-in shower with rainfall shower head and glass screen, hand wash basin and a low suite wc. Heated towel rail and shaver point. Window to the front elevation.

SECOND FLOOR

LANDING Including a useful linen cupboard with additional storage over. Skylight.







BEDROOM FOUR 18' 3" x 15' 7" (5.56m x 4.75m) Having a cast iron feature fireplace with tiled hearth. Window to the front elevation providing an excellent outlook towards Ilkley Moor and the Cow and Calf rocks.

BEDROOM FIVE 15' 1" x 13' 1" (4.6m x 3.99m) With a cast iron feature fireplace. Useful recessed store cupboard. Window to the rear elevation with views across the valley.

BEDROOM SIX 15' 2" x 11' 1" (4.62m x 3.38m) With a window to the rear elevation providing views across the valley.

BATHROOM Comprising a bath, hand wash basin and a low suite wc.

OUTSIDE

GARDEN Fieldhurst features a delightful garden which wraps round two sides of the property and includes double electric points. The rear garden area features a recently decked section with post lights and adjoining paved seating area overlooked by the balcony which can be accessed via the dining kitchen. The west facing side garden features two lantern-style lights and consists of a lovely artificial lawned area and an additional paved section.

PARKING To the front of the property is a gravelled driveway providing off-street parking for several cars.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

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.

TENURE We understand the property is Freehold.

LOCATION From Dale Eddison's Ilkley office proceed in an eastwards direction into Station Road and at the mini roundabout continue into Springs Lane. Continue for approximately one mile as Springs Lane becomes Bolling Road and turn right into Manley Road, just beyond the school playing field. Fieldhurst is then located on the left hand side at the junction with Denton Road.

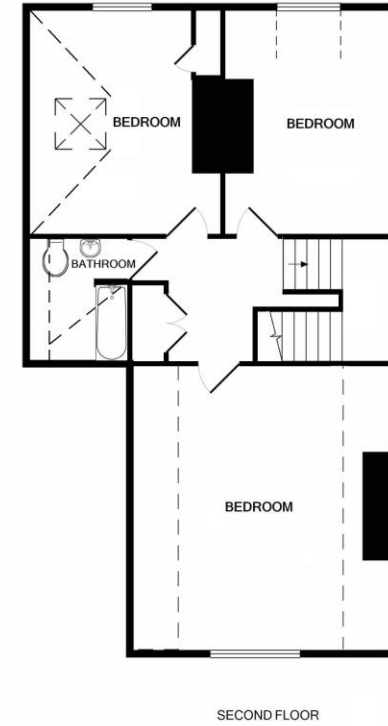
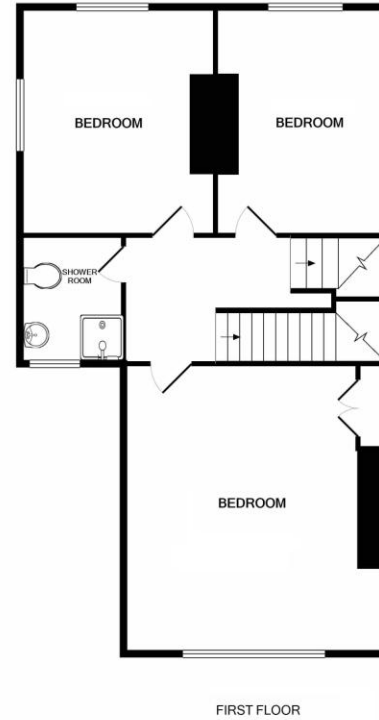
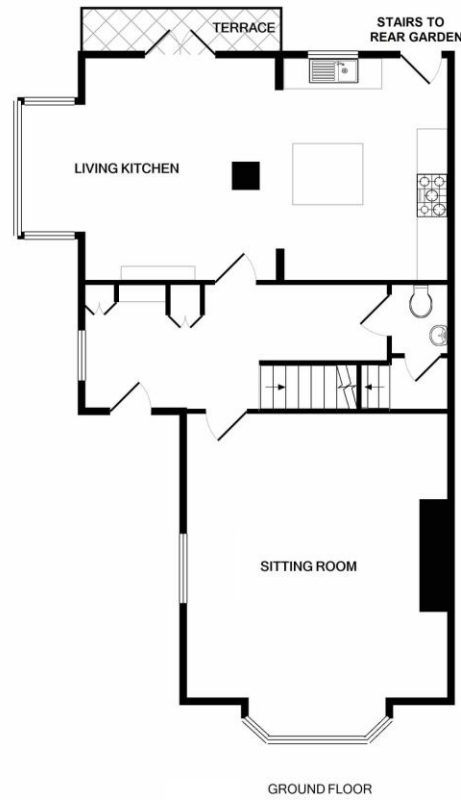
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



FIELDHURST

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
Made with Metropix ©2021

**Dale
Eddison**

ILKLEY OFFICE

15 The Grove

Ilkley

LS29 9LW

01943 817642

ilkley@daleeddison.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Dale
Eddison**

