



**Denton Road, Middleton, Ilkley**  
**Guide Price £1,200,000**

**Dale  
Eddison**



# Denton House

24 Denton Road  
Middleton, Ilkley  
LS29 0AA

**A GENEROUSLY PROPORTIONED SIX BEDROOMED DETACHED FAMILY HOME DATING FROM THE ARTS & CRAFT PERIOD, RETAINING MANY ORIGINAL FEATURES AND SET IN A LARGE LEVEL PLOT WITH SOUTH FACING VIEWS TOWARDS THE MOORS**

Dating from 1909 Denton House is located in the prestigious district of Middleton and is within walking distance of Ilkley town centre and lovely riverside walks. This light and airy property offers generously proportioned accommodation and comprises to the ground floor a side entrance porch, welcoming reception hall, impressive sitting room, family room, dining room, dining kitchen with Charles Rennie Mackintosh and Frank Lloyd Wright influence, utility room and cloakroom. To the first floor there is a main bedroom with en-suite shower room, two further bedrooms, house bathroom and additional w.c, whilst to the second floor there are three further bedrooms and a store room. The property stands on a large level plot with lawned areas and mature shrub borders. The generous driveway leads to the double garage, turning area and parking. To the front south facing elevation there are lovely views towards the moors.



Middleton has long been regarded as one of Ilkley's premier residential districts, occupying a peaceful setting on the southern facing bank of the River Wharfe within comfortable walking distance of the town centre. Its heritage stems back from the release of building land by the Myddleton family around the end of the 19th century whereupon high quality and individual houses were built. Middleton plays host to the town's rugby and cricket clubs along with the swimming pool and lido and the prestigious tennis club is a short walk along the south bank of the river. The town itself offers excellent amenities including high class shopping and restaurants, boutique cinema, supermarkets and some of the best schools in the country. From Ilkley town centre there is a frequent Metro service into the cities of Bradford and Leeds making it an ideal base for the commuter with connections from Leeds to London Kings Cross.

The spacious accommodation with GAS FIRED CENTRAL HEATING TO THE GROUND AND FIRST FLOOR, NIGHT STORAGE HEATERS TO THE SECOND FLOOR, PARTIAL SEALED UNIT DOUBLE GLAZING, ARTS AND CRAFTS INTERNAL DOORS and with approximate room sizes comprises:

## GROUND FLOOR

**SIDE ENTRANCE PORCH** 10' 8" x 3' 6" (3.25m x 1.07m) A double glazed entrance porch with a quarry tiled floor, exposed stone wall and useful store cupboard. With a '1909' carved date stone above the door.

**RECEPTION HALL** 17' 1" x 7' 4" (5.21m x 2.24m) A generous reception hall with Arts & Crafts period doors and wooden banister leading to the first floor. Ceiling cornice. Window to the side elevation. Understairs storage cupboard.

**CLOAKROOM OFF** With a wall mounted wash basin. Window to the side elevation. Leading to:

**SEPARATE W.C.** Low suite w.c. Tiled floor. Window to the rear elevation.

**ELEGANT SITTING ROOM** 17' 2" Into Bay x 14' 10" (5.23m x 4.52m) An impressive sitting room furnished to reflect the date of the property, with a generous south facing splayed bay window giving a lovely outlook over the front garden and towards the moors. Feature fireplace with a cast iron and tiled interior, tiled hearth housing the living flame gas fire and wooden surround. Four wall light points. Moulded ceiling cornice.

**FAMILY ROOM** 17' 4" x 14' 10" (5.28m x 4.52m) A generous family room with a sizeable square bay window to the south facing elevation with views towards the moors. Feature fireplace with a marble hearth and living flame gas fire.

**DINING ROOM** 13' 2" x 12' 6" (4.01m x 3.81m) A versatile room with a window overlooking the rear garden. Oak laminate wood flooring. Serving hatch to the family room. Opening to:

**DINING KITCHEN** 14' 8" x 10' 0" (4.47m x 3.05m) Bespoke well equipped kitchen designed to reflect the period of the house with reference to the styles of Charles Rennie Mackintosh and Frank Lloyd Wright. Fitted with an extensive range of base and wall units, granite work surfaces and upstands. Neff four / five ring ceramic hob, stainless steel splashback and stainless steel hood over. Integrated dishwasher and fridge. Miele oven with combination microwave over. Glass fronted illuminated display cupboard. Wine rack. Additional cupboards, shelves and drawers. Window to the front elevation with a lovely outlook towards the moors. Two additional leaded windows to the side elevation. Oak laminate wood flooring.

**UTILITY ROOM** 10' 9" x 8' 9" (3.28m x 2.67m) A good sized utility room. Fitted floor to ceiling cupboards. Stainless steel sink unit with cupboards over. British Gas central heating boiler. Plumbing for a washing machine. Window to the rear elevation. Door to the rear garden.

**REAR ENTRANCE PORCH** 10' 7" x 2' 11" (3.23m x 0.89m) With a tiled floor. Door to the side elevation and garage. Pantry off with space for a freestanding fridge freezer.

## FIRST FLOOR

**LANDING** Window to the side elevation.

**MAIN BEDROOM** 14' 10" x 10' 2" (4.52m x 3.1m) A light and airy south facing bedroom with a lovely outlook towards the moors. Extensive range of bespoke Rennie Mackintosh style fitted furniture. Moulded ceiling cornice.

**EN-SUITE SHOWER ROOM** Fitted with a white suite comprising a shower stall with Mira shower, pedestal wash basin and low suite w.c. Tiled walls and tiled floor.

**HOUSE BATHROOM** A generous bathroom comprising a panelled bath with shower attachment, vanity unit with additional cupboards, low suite w.c and bidet. Additional fitted cupboards. Tiled floor and part tiled walls. Airing cupboard. Window to the rear elevation.

**SEPARATE W.C.** With a wall mounted wash basin and low suite w.c. Part tiled walls. Tiled floor. Window to the side elevation.







**BEDROOM TWO** 15' 0" x 14' 10" (4.57m x 4.52m) With a range of fitted wardrobes and store cupboards over. Moulded ceiling cornice. Window to the front elevation with a lovely south facing outlook over the playing fields towards the moors.

**BEDROOM THREE/ STUDY** 13' 6" x 13' 2" (4.11m x 4.01m) A versatile room currently used as a study. Fitted cupboard and shelves. Vanity unit. Moulded ceiling cornice. Window to the rear elevation.

## SECOND FLOOR

Window to the side elevation. Store cupboard.

**BEDROOM FOUR** 14' 10" x 7' 5" (4.52m x 2.26m) Plus under eaves area measurement taken putlin to putlin. Velux window.

**BEDROOM FIVE** 14' 11" x 11' 0" (4.55m x 3.35m) Currently used as a hobbies room. Fitted wardrobe. Window to the side elevation.

**BEDROOM SIX** 13' 8" x 9' 3" (4.17m x 2.82m) Plus Entry Recess. With fitted wardrobes and cupboards. Window to the side elevation.

**STORE ROOM** A good sized store room. Window to the rear elevation.

## OUTSIDE

Security lights to the front and rear of the property.

**DOUBLE GARAGE** 18' 3" x 18' 0" (5.56m x 5.49m) Located to the rear of the property with a double electric up and over door. Light and power. Fitted cupboards. Door to the rear entrance porch. Two hatches offer access to the boarded roof space creating additional storage.

**DRIVEWAY** Having a curved stone entrance and accessed via double gates there is a driveway leading to the rear of the property giving access to the double garage, additional parking and turning area.

**GARDEN** Denton House stands in a good sized level garden. To the south facing front garden there is a lovely level lawned area, with mature borders and a slightly raised patio area, creating the perfect relaxation area. Whilst to the rear there is a very generous lawned area, covered seating area, garden pond, soft fruit beds, and greenhouse (with power supply). Power points located near the pergola and garden pond.

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

Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

**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.

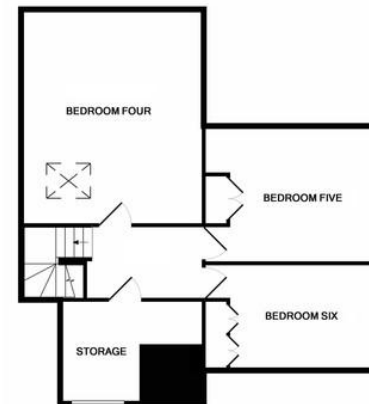
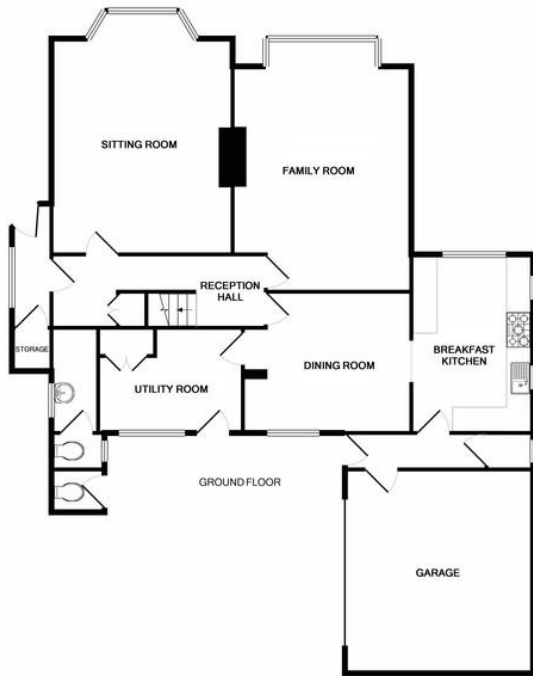
**TENURE** We are advised by our clients that the property is freehold.

**LOCATION** From Dale Eddison's Ilkley office proceed down Brook Street and go through the traffic lights into New Brook Street. Cross the river into Middleton Avenue and take the first turning left into Denton Road. Denton House (Number 24) is located on the right hand side.

**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** Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.





## DENTON HOUSE, 24 DENTON ROAD

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 ©2020

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	42	73
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(50-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	29	61
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



**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**

