



**Bolling Road, Ben Rhydding, Ilkley**  
Guide Price £685,000





# Glen Hurst

110 Bolling Road  
Ben Rhydding  
Ilkley  
LS29 8PN

**A HANDSOME EDWARDIAN STONE BUILT TERRACED HOUSE OFFERING PARTICULARLY SPACIOUS SIX BEDROOMED FAMILY ACCOMMODATION AND RETAINING MANY APPEALING ORIGINAL PERIOD FEATURES**

Located at the heart of Ben Rhydding village centre with numerous amenities on the doorstep, this handsome stone built terrace house provides particularly spacious family accommodation retaining much original character. The property incorporates an elegant hallway, a sitting room, dining room and a fitted kitchen on the ground floor whilst at lower ground floor level there is a useful basement area with high ceilings offering obvious scope to create additional living space. The upper floors provide six bedrooms, a bathroom and shower room. There are easily managed gardens to both front and rear.



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

**ENTRANCE PORCH** 6' 10" x 3' 6" (2.08m x 1.07m) With a panelled entrance door and timber floor. Moulded ceiling cornice.

**RECEPTION HALL** 15' 6" x 6' 10" (4.72m x 2.08m) Approached by a part glazed door with etched glass and adjacent etched panels. Exposed timber floor and moulded ceiling cornice.

**SITTING ROOM** 18' 6" Into Bay x 15' 9" (5.64m x 4.8m) With an open fireplace having a stone hearth, cast iron interior and pine surround. Splay bay window with stained glass features to the front elevation. Moulded ceiling cornice and picture rail.

**DINING ROOM** 17' 0" x 12' 0" (5.18m x 3.66m) With a handsome original fireplace with cast iron interior and tiled hearth. The dining room is accessed via doors from both the hallway and kitchen. The window to the rear elevation incorporates attractive stained glass features. Moulded ceiling cornice and picture rail.

**KITCHEN** 11' 7" x 8' 10" (3.53m x 2.69m) With an inset sink unit with mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Seven ring gas range cooker with filter hood over, larder fridge, freezer and dishwasher. Wine rack and a moulded ceiling cornice.

## LOWER GROUND FLOOR

**USEFUL BASEMENT AREA** Comprising a hallway leading to:-

**CELLAR ONE** 9' 2" x 6' 0" (2.79m x 1.83m)

**CELLAR TWO** 18' 6" Maximum x 15' 0" (5.64m x 4.57m) With a stone sink, plumbing for an automatic washing machine and a wall mounted gas fired central heating boiler. The cellar incorporates the original cast iron range.

## FIRST FLOOR

**LANDING** Approached by an elegant staircase with a pine hand rail and balustrade.

**BEDROOM** 15' 5" x 14' 5" (4.7m x 4.39m) With twin fitted wardrobes. Moulded ceiling cornice and picture rail.

**BEDROOM** 15' 4" x 12' 0" (4.67m x 3.66m) With a decorative cast iron fireplace. Pedestal wash basin. Moulded ceiling cornice and picture rail.

**BEDROOM** 8' 3" x 6' 10" (2.51m x 2.08m)

**BATHROOM** With a panelled bath, shower cubicle and pedestal wash basin. Linen cupboard housing the hot water cylinder.

## SECOND FLOOR

**LANDING** With access to the roof space and fully boarded loft.

**BEDROOM / PLAY ROOM** 16' 6" x 15' 8" (5.03m x 4.78m) With a fitted wardrobe.

**BEDROOM** 13' 7" x 12' 0" (4.14m x 3.66m) With fitted wardrobes having cupboards over.

**BEDROOM** 10' 8" x 10' 0" (3.25m x 3.05m)

**SHOWER ROOM** With a shower cubicle, pedestal wash basin and a low suite wc. Velux roof light window.

## OUTSIDE

**GARDEN** To the front of the property is an easily maintained garden area. To the rear of the property is an enclosed paved courtyard garden enjoying a southerly aspect. Timber garden shed.

**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 understand the property is Freehold.

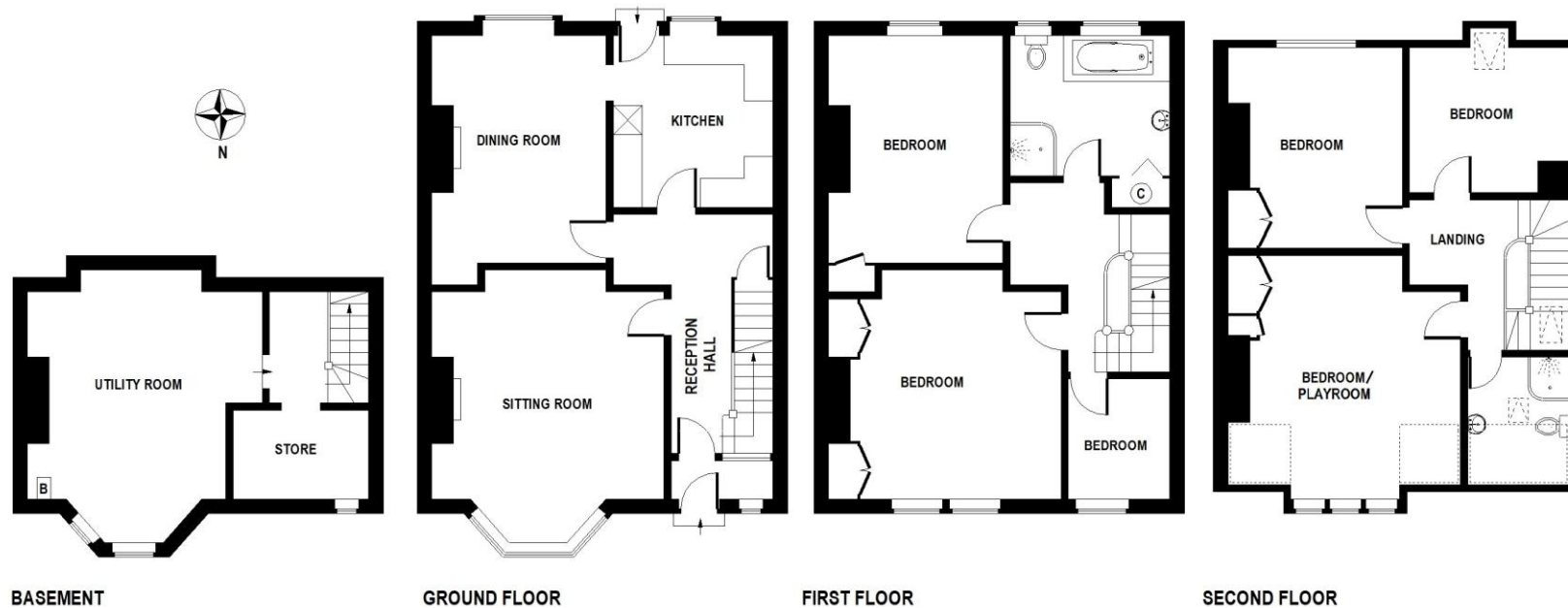
**LOCATION** From Dale Eddison's Ilkley office proceed in an eastwards direction into Station Road and at the mini roundabout continue straight ahead into Springs Lane, passing the medical centre on the right hand side. Springs Lane runs into Bolling Road. Continue straight ahead for about a mile. Number 110 is located on the right hand side just beyond the junction with Wheatley Avenue and shortly before the parade of village shops.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		31
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





### 110 BOLLING ROAD

APPROXIMATE GROSS INTERNAL AREA = 202.8 SQ M / 2183 SQ FT  
 BASEMENT = 33.2 SQ M / 357 SQ FT  
 TOTAL = 236 SQ M / 2540 SQ FT

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. (ID 840068)

**Dale  
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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.



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