



**Parish Ghyll Lane, Ilkley**  
Offers In Region Of £550,000





# Red Gables Cottage

## 54 Parish Ghyll Lane

### Ilkley

### LS29 9QP

RED GABLES COTTAGE IS A UNIQUE, INDIVIDUAL PROPERTY OFFERING CHARACTERFUL THREE BEDROOMED ACCOMMODATION LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO ILKLEY MOOR. THE PROPERTY HAS A LOVELY OUTLOOK OVER THE VALLEY TOWARDS MIDDLETON AND IS SET IN A SURPRISINGLY PRIVATE MATURE GARDEN.

This intriguing property is set in a sought after residential area close to the famous Ilkley Moors and convenient for the town centre amenities. The accommodation has been well maintained but would now benefit from further modernisation. To the ground floor there is a covered entrance, entrance vestibule, sitting room with access to the 'perched' study area, dining kitchen, dining room and bedroom three. To the lower ground floor there is a master bedroom with en-suite shower room, further bedroom, house bathroom and utility room. Outside there is a double garage and off road parking. The property is set in a charming and well stocked garden with mature shrub borders, lawned area and garden stream. There is a full width balcony to the rear of the property which has a superb view over the valley towards Middleton..



Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. 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 with GAS FIRED CENTRAL HEATING and with approximate room sizes comprises:

## GROUND FLOOR

### COVERED ENTRANCE

**ENTRANCE VESTIBULE** 6' 6" x 5' 2" (1.98m x 1.57m) Stairs to the lower ground floor.

**SITTING ROOM** 26' 0" x 11' 0" (7.92m x 3.35m) A delightful sitting room with a high ceiling and a square bay window to the front elevation incorporating a window seat. Feature fireplace with an exposed brick chimney housing the log burning stove. Deep square bay to the rear with a lovely outlook over the valley. Further window to the side elevation.

A fixed ladder leads to the 'perched' study area:

**STUDY AREA** 12' 10" Maximum x 10' 3" Maximum (3.91m x 3.12m) With exposed brick chimney. Velux window. Under eaves storage area.

**DINING KITCHEN** 13' 9" x 12' 10" Into Bay (4.19m x 3.91m) Fitted with a range of base and wall units, coordinating work surfaces and tiled splash backs. Inset one and a half bowl stainless steel sink unit. Baumatic four ring ceramic hob with a stainless steel hood over. Neff double oven. Space for a freestanding fridge freezer. Miele dishwasher. Tiled floor. Door to the rear elevation with access to the full width balcony which has stunning far reaching views towards Middleton Lodge.

**DINING ROOM** 16' 2" x 12' 8" Into Bay (4.93m x 3.86m) Double doors lead into this lovely light and airy versatile room with French doors leading out onto the full width balcony. The lantern ceiling allows lots of natural light to flow through.

**BEDROOM THREE** 10' 8" x 9' 11" (3.25m x 3.02m) Window to the front elevation.

## LOWER GROUND FLOOR

**REAR ENTRANCE HALL** French doors leading out to the rear garden.

**MASTER BEDROOM** 15' 11" x 10' 7" (4.85m x 3.23m) With recessed wardrobes. Airing cupboard. Door leading to the garden.

**EN-SUITE SHOWER ROOM** Fitted with a suite comprising a shower stall, inset wash basin, low suite w.c and bidet. Heated towel rail. Tiled walls and floor. Window to the side elevation.

**BEDROOM TWO** 15' 5" x 11' 10" (4.7m x 3.61m) Window to the rear elevation.

**BATHROOM** Fitted with a suite comprising a panelled bath, pedestal wash basin and low suite w.c. Part tiled walls and tiled floor. Window to the rear elevation.

**UTILITY ROOM** 7' 0" x 5' 5" (2.13m x 1.65m) Fitted with a range of base and wall units. Plumbing for a washing machine and space for a dryer. Glow Worm gas fired central heating boiler. Tiled walls. Window to the rear elevation.

## OUTSIDE

**GARAGE** 16' 2" x 15' 8" (4.93m x 4.78m) With an up and over double door. Light and power.

**PARKING AREA** To the front of the garage there is a parking area for one car and additional off road parking.

**GARDEN** Red Gables Cottage is set in a private and delightful well stocked garden with a covered patio area, steps to the lawned area edged by well stocked borders and to the side elevation there is a further garden area with pebbled paths and feature garden stream fed from Ilkley Moor. The full width rear balcony can be accessed from the garden which has superb far reaching views over the valley towards Middleton Lodge.

**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.







**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office on 01943 817642.

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

**MONEY LAUNDERING REGULATIONS** 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.

**REFERRAL FEES** We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

**Mortgage Advice Bureau (MAB).** We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Dale Eddison Ltd will receive a payment of £250 from MAB for recommending you to them.

**LOCATION** From Dale Eddison's Ilkley Office, proceed along The Grove in a westwards direction. At the Memorial Gardens, bear left into Grove Road and continue for about half a mile. Turn left into Victoria Avenue and continue up the hill and turn left onto Parish Ghyll Lane. Red Gables Cottage is located on the left hand side and can be identified by the Dale Eddison 'For Sale' board.



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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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