



## The Wendy House, 82 Bolling Road, Ilkley

A beautifully appointed five-bedroom home, thoughtfully extended to provide ideal family accommodation – conveniently positioned for local amenities and complimented by delightful south facing landscaped gardens. The ideal family home.

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# The Wendy House, 82 Bolling Road, Ilkley, LS29 8QQ

Harrogate 17 miles, Skipton 11 miles, Leeds 16 miles (all distances approximate)

**Guide Price: £1,125,000**

## Accommodation

Ground Floor: welcoming Reception Hall with Guest Cloakroom off; dual aspect Living Room; Family Room with splay bay overlooking the garden; Snug Room; wonderful open plan Dining Kitchen, refitted in 2025 and with substantial central island unit and integrated appliances; Utility.

First floor: three Double Bedrooms, all with fitted wardrobes and with the principal having a luxurious four-piece En-suite Bathroom off; contemporary House Bathroom; Store.

Second floor: two further Bedrooms, including a spacious Guest Room; second Bathroom.

Outside: lawned garden to two sides with paved pathways and terracing. To the rear – a lovely, landscaped area with broad sweeping terraces, further seating area, shrub planning and decking – the ideal entertaining space! Double width driveway and single garage with adjacent store.

## General Remarks

The Wendy House is a most appealing home, sympathetically extended and improved by the current vendors to provide stylish and contemporary living retaining much of the original and endearing character. Benefiting from open aspects to the front and lovely far-reaching views across town towards The Cow and Calf and the famous moors to the south, the house is ideally positioned just a short walk from Ben Rhydding Primary School, with the communities' local shops and 'Metro' railway station (with its Leeds and Bradford connections), being just a little further distant.

The accommodation is entered through a welcoming reception hall, which provides access to three good reception rooms as well as a very impressive dining kitchen – the latter having aspects to three sides and French doors leading to the rear south facing garden offering excellent connectivity to the outside dining area. The kitchen was upgraded in 2025 with hand painted units from Wharfedale Interiors of Ilkley. There is a substantial central island whilst appliances include twin Neff ovens with warming drawers; integrated Neff dishwasher; Bora induction hob with central extraction and a Quooker tap. There is also a wine fridge and underfloor heating. A separate utility room (also renewed in 2025) provides a very useful and practical facility, and a cloakroom off the hall completes the ground floor.



The bedroom accommodation is set across the first and second floors – with four double rooms as well as a charming single which could readily see use as a study. All of the double bedrooms have fitted wardrobes, whilst the fifth has access to very useful eves storage. A new bedroom suite is to be fitted by Wharfedale Interiors of Ilkley in July 2026 to the primary bedroom. Set off the principal landing is the main bathroom which is fitted with a four-piece suite including a separate shower cubicle, whilst a luxurious en-suite serves the primary bedroom. A further house bathroom with three-piece suite is set on the second floor serving the guest bedroom and bedroom five.

The Wendy House stands amidst attractive and private landscaped grounds. To the front and eastern side are lawns and paved pathways, whilst to the rear there is a simply wonderful family amenity providing a pair of useful terraces as well as a decked area, garden store, extensive shrub planting and pedestrian access to the double width driveway, beyond which is a single garage and further store. All in all a highly desirable and first class family home.

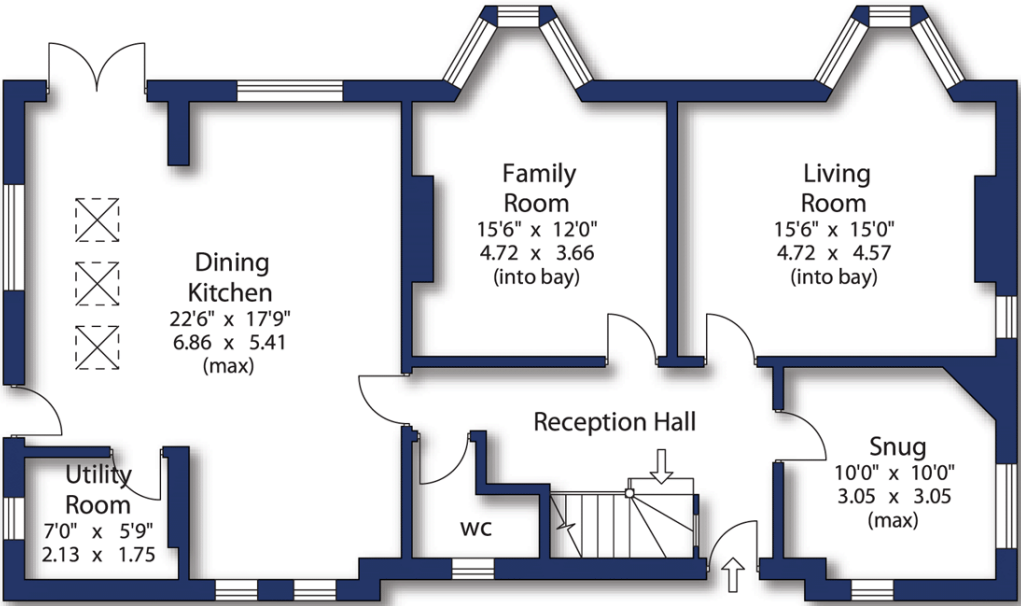
The neighbourhood of Ben Rhydding is very much a community in its own right – set to the eastern side of Ilkley and with a range of local amenities including a primary school, popular pub/restaurant, everyday shops, and Metro station offering frequent daily services into Leeds and Bradford. Ilkley's centre is around 3/4 of a mile distant and is home to first-class shopping as well as a busy social round and recreational amenities. The town has excellent sporting amenities as well a highly regarded schooling system, although private schools for children of all ages are within daily travelling distance. Ilkley forms an ideal base for the business traveller and yet beautiful open countryside is on 'the doorstep' and provides many an opportunity for stunning walks, cycling and other rural pursuits.



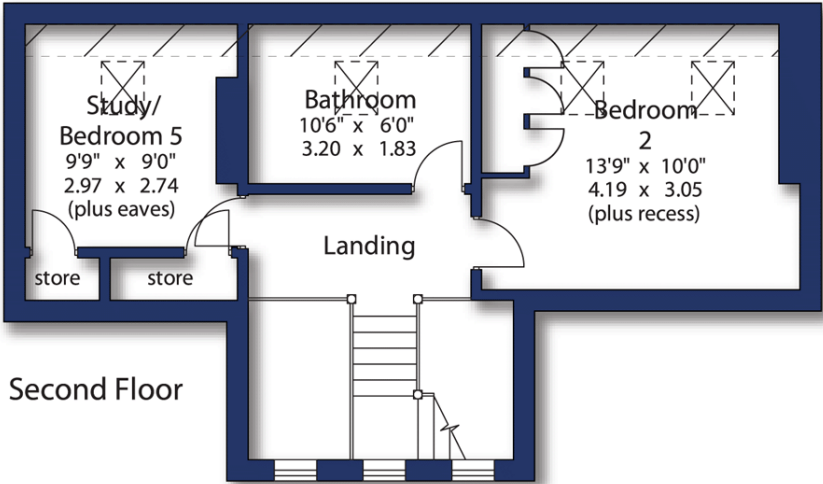




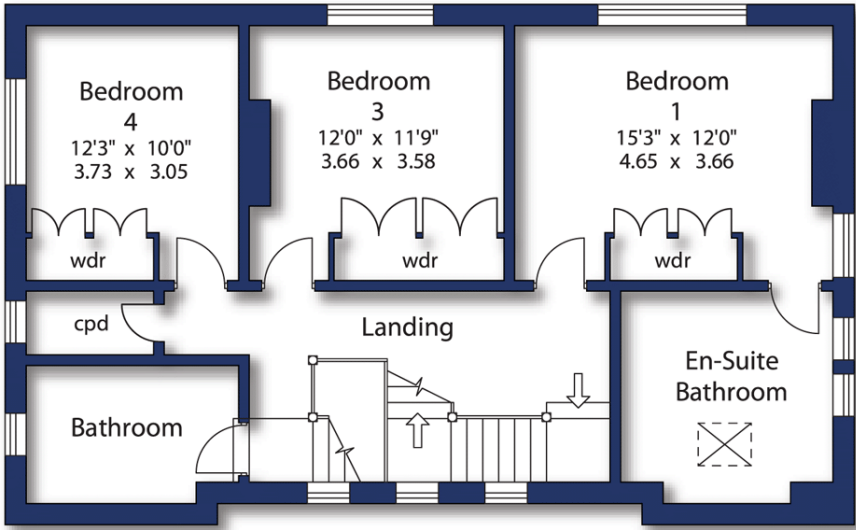
Floorplans



Ground Floor



Second Floor



First Floor



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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| 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 |           |
| Current                                     | Potential |
| 66                                          | 73        |
| EU Directive 2002/91/EC                     |           |
| England, Scotland & Wales                   |           |

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## Directions

From our office in the centre of town proceed past the railway station onto Springs Lane and subsequently onto Bolling Road. Continue ahead for approximately  $\frac{3}{4}$  of a mile and The Wendy House will be seen on the right-hand side immediately before the junction onto Manly Grove, off which the parking area is accessed. What3Words: graphics.craftsmen.infuses

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council, Council Tax Band G

## Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating.
- Off street driveway parking and garage.

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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