



ILKLEY

13 ST JAMES
ROAD.



A Home That Holds Its Story

Set behind ornate specially commissioned contemporary railings and gates in one of Ilkley's most established conservation areas, this 1880s stone-built end terrace carries a quiet sense of belonging.

More than 50 years of family life have shaped its character, giving it a warmth that cannot be recreated. The high street sits just a short walk away, yet the home feels settled and gently removed from the pace of the town.

A sense of arrival begins at the entrance hall, where high ceilings and decorative corning speak softly of the home's Victorian origins.

Light moves easily through the space, drawing the eye towards the rooms beyond and creating a natural flow that feels both open and reassuring.





Light And Quiet Comfort

The sitting room offers a calm but vibrant retreat, shaped by its bay window and softened by the outlook onto the garden. A second window brings in additional light from the side, giving the room a

balanced, easy atmosphere throughout the day. Wooden flooring and a gas fire with granite hearth add a layer of warmth that feels both practical and inviting.

“We’ve spent so many evenings in here, watching the light change through the windows. It always feels peaceful, whatever the season.”

Where The Home Gathers

To the rear, the kitchen and dining space form the true heart of the home. Thoughtfully arranged and filled with natural light, it is a place designed for both everyday rhythm and shared

moments. White Corian worktops and a range of Siemens units bring a sense of clarity, while integrated Neff appliances and underfloor heating ensure comfort beneath the surface.



*“There’s space for everyone
but it always feels connected.*

*We can be cooking, talking,
and relaxing all at once,
yet still together.”*



Beyond, the garden room extends the living space with quiet confidence. Architecturally designed and opening fully onto the south-facing garden, it allows the outside to become part of daily life. In warmer months, doors are opened wide, and the space becomes something altogether different.

Below, the cellar adds a layer of versatility that is rarely found. Full height and dry, it has been used as a wine store, workshop and utility area, with direct access to the side garden. It offers both practicality and potential in equal measure.





A Room Of Gentle Rest

The principal bedroom rests to the rear of the home, where the outlook over the garden brings a sense of calm.

Fitted furniture has been thoughtfully integrated, allowing the room to feel uncluttered and composed.

There is a quietness here that makes it easy to slow the pace of the day.





Rooms That Grow With You

Further bedrooms on the first floor offer a blend of character and practicality. One looks out across the front garden, its bespoke fitted furniture designed to follow the natural shape of the room.

Another, currently used as a study, offers flexibility for changing needs, with bespoke cabinetry thoughtfully designed to create a calm and purposeful workspace.

A well-appointed bathroom, alongside a separate WC, supports the floor with ease.





“Each room has found its own purpose over time. As the family grew, the home seemed to grow with us.”



Space To Breathe Above

The second floor introduces a different perspective, with two further double bedrooms enjoying long-distance views towards the moors.

A generous landing, filled with natural light from a Velux window, provides a quiet space for reading or working. A shower room completes this level, creating a sense of independence that suits older children or visiting guests.

“Up here feels like its own little world. The views, the quiet, the sense of space, it was always a favourite when our children were in their teens and now is enjoyed by guests.”



A Garden That Follows The Sun

Outside, the garden wraps gracefully around the home, offering a series of spaces that unfold with the day.

Mature trees, including Acer, Mountain Ash, Birch and Crab Apple, create a sense of privacy and softness. Paved seating areas and raised beds provide places to gather or pause, whether in sun or shade.

To the rear, a south-facing patio forms a natural extension of the garden room, sheltered and bright. To the side, the garden opens out, giving a rare feeling of space for a home of this style. At the front, the wrought iron gates and stone boundary frame the setting with quiet distinction.



“The garden has always been something special.

There’s always a place to sit, to follow the sun, or simply to be still.”



Finer Details

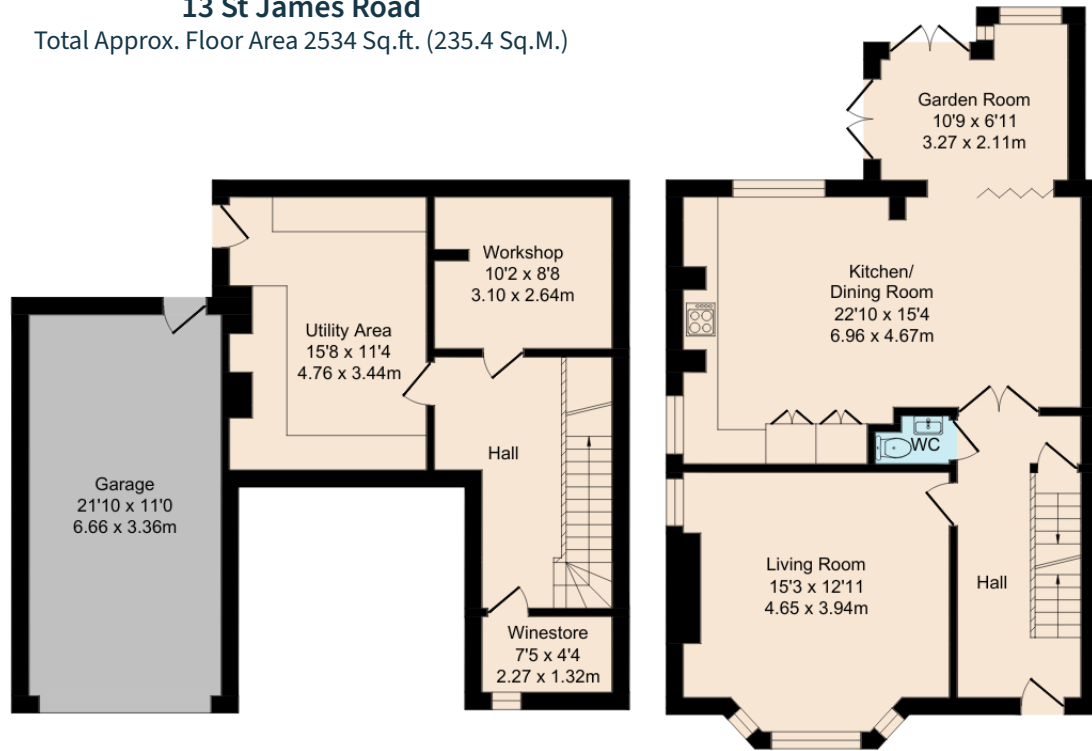
A driveway and garage sit neatly alongside, an uncommon and valuable addition for a Victorian terrace. Together, they bring a sense of ease to daily life that complements the home's character.

In every sense, 13 St James Road is a home that has been lived in fully and cared for deeply. Its balance of heritage, space and setting creates something quietly compelling, ready to welcome its next chapter.

- End Victorian terrace
- 5 bedrooms
- 2 bathrooms & downstairs WC
- Open plan kitchen diner with adjoining south-facing garden room
- Unusually large wraparound gardens for a central Ilkley home
- Private driveway and garage
- Moment's walk to Ilkley town centre
- Great transport links to Leeds & Bradford
- All mains services

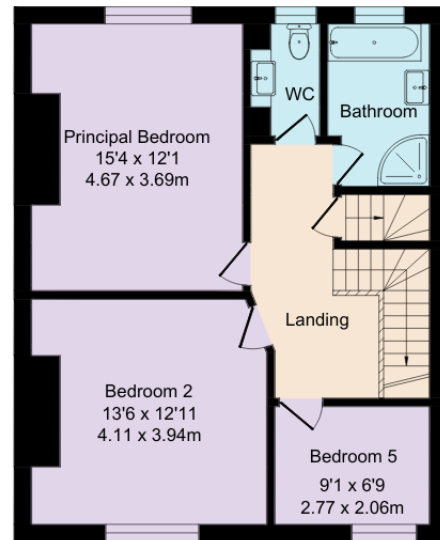
13 St James Road

Total Approx. Floor Area 2534 Sq.ft. (235.4 Sq.M.)

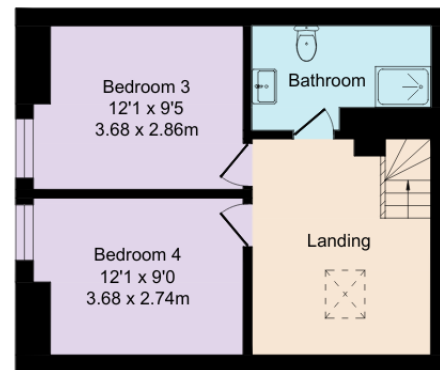


Cellar
Approx. Floor Area 682 Sq.Ft (63.4 Sq.M.)

Ground Floor
Approx. Floor Area 765 Sq.Ft (71.1 Sq.M.)



First Floor
Approx. Floor Area 656 Sq.Ft (60.9 Sq.M.)



Second Floor
Approx. Floor Area 431 Sq.Ft (40.0 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fixings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ask the Owners

WHERE DO YOU GO WHEN YOU NEED...



PLACE TO EAT
Betty's (4 min walk)
Emporio Italia (8 min walk)



PUBLIC TRANSPORT
Bus services run regularly from Ilkley



POI
Ilkley was voted the best place to live in the North and Northeast of England for 2025.

Train: Ilkley station (8 min walk) has regular trains to Leeds & Bradford



TAKEAWAYS
Ashiana Indian Takeaway & New Lemon Tree Chinese (both 2 min drive)

It's the gateway to the Yorkshire Dales and is a Victorian spa town.

Ilkley Pool & Lido (5 min drive)



CHEMIST
Boots (8 min walk)



PUB
The Ilkley Tap & Martinez Wine Bar (both 2 min walk)



PRIMARY SCHOOL
Ben Rhydding Primary School (Good)



GYM
Ilkley Tennis Club (5 min drive)
XO Fitness (4 min walk)

Wheatley Arms (5 min drive)

Burley & Woodhead CofE Primary School (Outstanding)

SECONDARY SCHOOL
Ilkley Grammar School (Outstanding)



MILK
Co-op Ilkley (2 min walk)
Marks & Spencer (7 min walk)

Prince Henry's Grammar School, Otley (Outstanding)



WALK
From the doorstep you can walk to Ilkley Moor or along the River Wharfe within minutes



13 St James Road, Ilkley, LS29 9PY



WHAT3WORDS: ///sped.export.junction



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