



Kimberley Street | Ilkley | LS29 8JU

Asking price £345,000

**TW** TRANMER  
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2 Kimberley Street |  
Ilkley | LS29 8JU  
Asking price £345,000

An outstanding two double bedroomed terrace home with gardens to the front and rear as well as a useful basement, occupying an secluded yet convenient location.

Positioned just off Ashlands Road, this impressive home features an extended dining kitchen that enjoys a Southerly aspect. Situated within striking distance of Ashlands Primary School and within a level walk of the town centre, the property offers a sense of tranquility whilst enjoying the benefits of a central location.

- Gardens To The Front & Rear
- Two Double Bedrooms
- Extended Dining Kitchen
- Secluded Yet Convenient Location
- Useful Basement
- Southerly Aspect

With gas central heating, the accommodation comprises:

#### Ground Floor

##### Dining Kitchen

18'10 x 10'3 (5.74m x 3.12m)

An impressive, extended dining kitchen with oak flooring enjoying an abundance of natural light via a Southerly aspect. Comprising a range of base and wall units with coordinating work surfaces. Appliances include an oven, five ring gas hob, plumbing for a dishwasher, plumbing for a washing machine and space for a fridge. The dining area features bench seating with storage beneath and a door leading to the front garden. A door leads leads down to:

##### Basement/Workshop

A useful storage basement that currently functions as a workshop, with light and power.

##### Sitting Room

12'5 x 11'4 (3.78m x 3.45m)

Providing direct access to the rear garden, the sitting room features a cast iron feature fireplace with tiled surround and slate hearth, fitted shelving and a window providing an outlook across the rear garden.

##### First Floor



Few terraced homes at this price point include a garden of this size.



### Bedroom

13'6 x 11'4 (4.11m x 3.45m)

An ample double bedroom including a useful understairs store cupboard.

### Bathroom

9'10 x 7'4 (3.00m x 2.24m)

Beautifully appointed and comprising a clawfoot bath, walk-in rainfall shower with glass screen, hand wash basin, w.c and a heated towel rail.

### Second Floor

#### Bedroom

18'6 x 13'6 (5.64m x 4.11m)

A second generous double bedroom with exposed beams, range of fitted wardrobes, display shelves and a dormer window offering a view towards Ilkley beam.

#### Outside

##### Front Garden

A block-paved garden area with an external power point.

##### Rear Garden

A standout feature is the lovely, mature rear garden with outside tap and external power point, that features a paved seating area as well as a lawned section with mature trees and shrubs.

#### 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.

#### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Offer Acceptance & AML Regulations

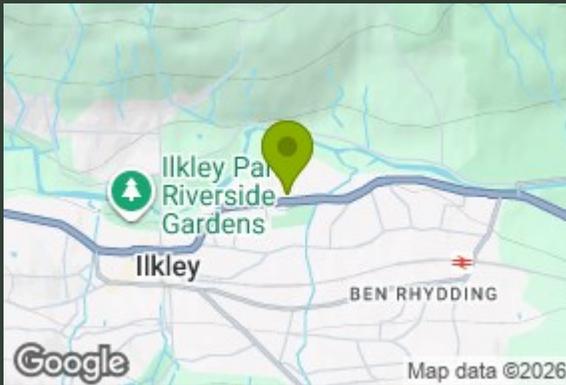
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

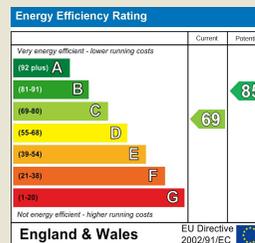


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Total Area: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>

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