



Church Street | Ilkley | LS29 9DR

Asking price £249,950

**TW** TRANMER  
WHITE  
Trusted Estate Agents

29A Church Street |  
Ilkley | LS29 9DR  
Asking price £249,950

A spacious maisonette apartment bursting with character and charm, providing two double bedroomed accommodation at the very heart of Ilkley town centre.

- Two Double Bedrooms
- Highly Appointed Dining Kitchen
- Utility & Cloakroom
- Secluded Yet Central Location

With gas central heating, the accommodation comprises:

#### Ground Floor

Stone steps lead up to a private entrance.

#### First Floor

##### Entrance Hall

9'11 x 4'10 (3.02m x 1.47m)

Including an entrance door with leaded glass and a tiled floor.

##### Utility/Cloakroom

6'4 x 4'10 (1.93m x 1.47m)

Featuring a hand wash basin and w.c as well as plumbing for a washing machine and space for a dryer.

##### Dining Kitchen

21'10 x 7'10 (6.65m x 2.39m)

A high quality, contemporary dining kitchen comprising a granite-topped island with a breakfast bar, oven and grill, induction hob with contemporary cooker hood over and an integrated slimline dishwasher. There is also an extensive range of fitted shelving with LED lighting and a Belfast sink. Other features include recessed spotlights, space for a fridge/freezer and a window to the rear elevation. The gas fired central heating boiler is housed within a cupboard.

##### Inner Hall

11'9 x 5'6 (3.58m x 1.68m)

With a useful understairs store cupboard.

##### Sitting Room

13'9 x 13'6 (4.19m x 4.11m)

Having characterful features such as a bay window with stained glass, cast iron fireplace with decorative tiled surround, ornate ceiling rose, ceiling coving and a picture rail.

#### Second Floor



Enjoying a beautiful outlook towards Middleton, this sizeable home features a well-appointed dining kitchen and a generous sitting room with bay window.



### Bedroom

13'8 x 13'6 (4.17m x 4.11m)

A generous bedroom having a bay window with stained glass and offering a delightful view over rooftops towards Middleton. Built in wardrobe, exposed beam and a loft hatch.

### Bedroom

13'4 x 8'1 (4.06m x 2.46m)

With a built in wardrobe, exposed beam and a window to the rear elevation providing a pleasant outlook towards Ilkley Moor.

### Bathroom

9'9 x 4'8 (2.97m x 1.42m)

Comprising a bath with rainfall shower over and additional shower attachment, hand wash basin and low suite w.c. Underfloor heating, exposed beam, useful under-eaves storage cupboard and a velux window.

### Outside

A small tarmacadam area is positioned to the rear of the property.

### Tenure

There is a 999 year lease from the 26th April 2022.D

### Service Charge

Costs are paid as and when the building requires maintenance/upkeep. Responsibility for repairs is split between each of the properties that form the building.

### Council Tax

City of Bradford Metropolitan District Council Tax Band

### Please Note

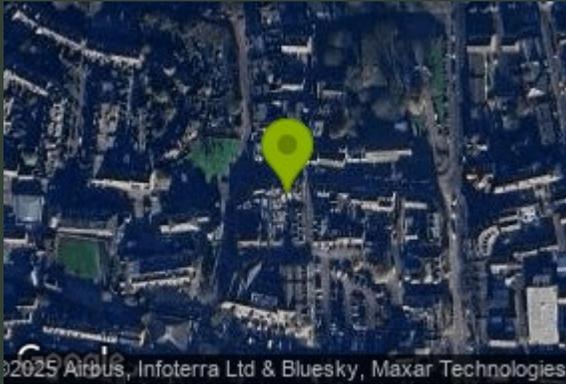
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

### Ilkley

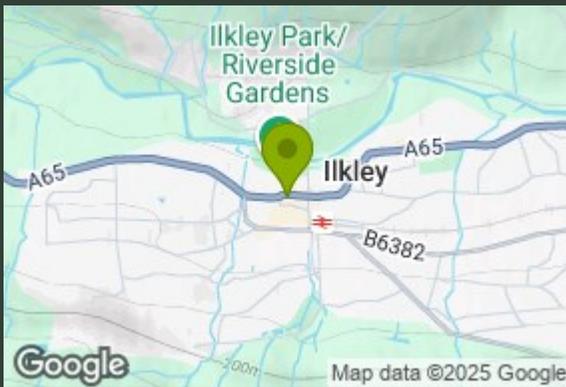
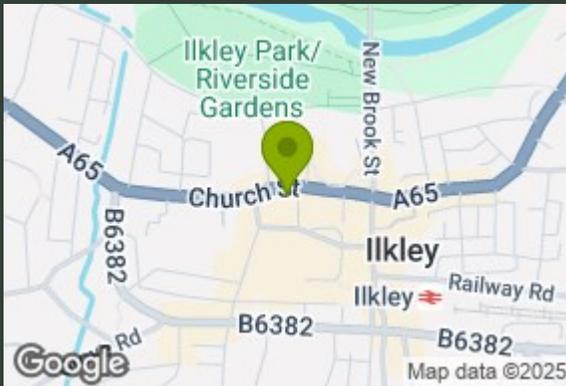
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

### 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. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



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Ground Floor

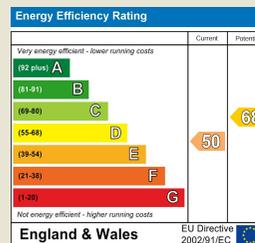
First Floor

Total Area: 94.1 m<sup>2</sup> ... 1013 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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