



Yewbank Close | Ilkley | LS29 9HT

Asking price £319,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

10 Yewbank Close |  
Ilkley | LS29 9HT  
Asking price £319,000

A newly decorated and carpeted three bedroomed home occupying an excellent position within a secluded cul de sac on the West side of Ilkley.

With a South facing garden and an excellent amount of storage, this impressive property offers a sense of privacy whilst being within comfortable walking distance of the town centre.

- South Facing Garden
- Secluded Cul De Sac Location
- Within Walking Distance of The Town Centre
- Newly Decorated & Carpeted

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Hall

6'5 x 3'0 (1.96m x 0.91m)

#### Store Room/Utility

5'8 x 4'9 (1.73m x 1.45m)

A useful store room with plumbing for a washing machine and space for additional appliances.

#### Inner Hall

18'9 x 6'0 (5.72m x 1.83m)

With two understairs store cupboards.

#### Cloakroom

Including a hand wash basin and w.c.



There are few properties located on the Western side of Ilkley at this price point, making this an exceptionally rare opportunity.



### Dining Kitchen

18'3 x 9'5 (5.56m x 2.87m)

A sizeable dining kitchen comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven plus grill and four ring electric hob with hood over. Ample space for a dining table and chairs and a window providing an outlook across the front garden.

### Sitting Room

15'8 x 10'10 (4.78m x 3.30m)

An inviting sitting room enjoying an abundance of natural light via French doors that lead out to the South facing rear garden.

### First Floor

#### Landing

Including a useful store cupboard and a hatch to the loft.

#### Bedroom

11'9 x 8'10 (3.58m x 2.69m)

A generous double bedroom featuring a walk-in wardrobe and additional walk-in wardrobe. A window provides an outlook towards Middleton.

#### Bedroom

12'7 x 8'10 (3.84m x 2.69m)

A second double bedroom including a recessed wardrobe and a window to the rear elevation offering a Southerly aspect and a view of Ilkley Moor.

#### Bedroom

9'9 x 6'8 (2.97m x 2.03m)

Featuring a range of fitted wardrobes with coordinating chest drawers and book shelves. A window provides a Southerly aspect and an outlook over the rear garden.

#### Bathroom

6'6 x 6'1 (1.98m x 1.85m)

Comprising a bath with shower over plus glass screen, hand wash basin and w.c.





## Outside

### Front Garden

A block paved front garden with raised flower beds and a bin store.

### Rear Garden

A standout feature is the South facing rear garden which features two artificial lawn areas, well-stocked flower beds and a garden shed.

### 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.

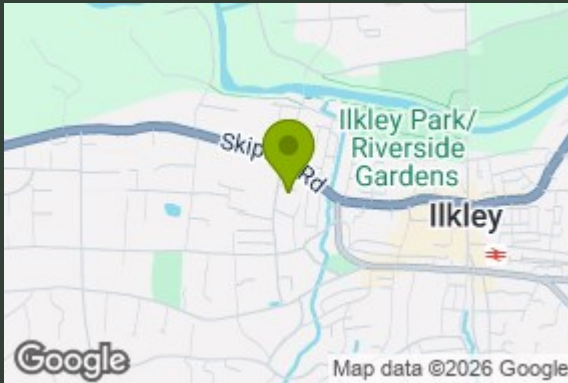


The rear of the property enjoys plenty of natural light via a Southerly aspect.





©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies



Google Map data ©2026 Google



Google Map data ©2026 Google



Ground Floor

First Floor

Total Area: 91.7 m<sup>2</sup> ... 987 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>