



Gordon Street | Ilkley | LS29 8JW

Asking price £298,500

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3 Gordon Street |  
Ilkley | LS29 8JW  
Asking price £298,500

Forming part of a popular cul de sac just a brief walk from Ilkley town centre, this charming home offers three bedroomed accommodation with a Southerly aspect and features paved gardens to the front and rear.

The ground floor includes an entrance hall, cloakroom, full depth sitting room and a breakfast kitchen. The first floor features two double bedrooms, a single bedroom and a bathroom.

- Southerly Aspect
- Gardens To The Front & Rear
- Cul De Sac Position
- Central Location

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Hall

Connecting to the sitting room and cloakroom and with a staircase leading to the first floor.

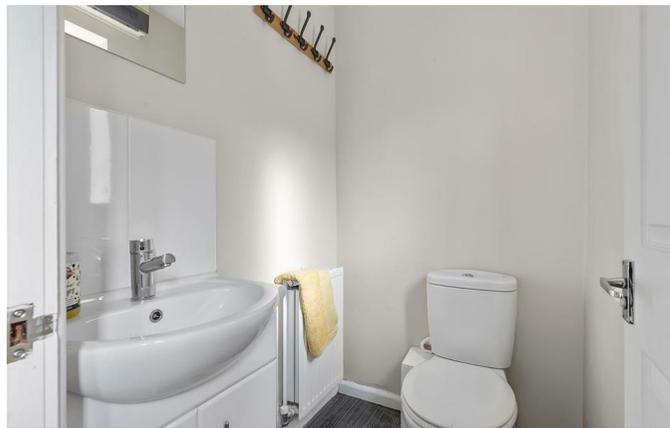
#### Cloakroom

Including a hand wash basin within vanity unit, w.c and a window to the front elevation.

#### Sitting Room

19'9 x 9'11 (6.02m x 3.02m)

A spacious and inviting sitting room with an abundance of natural light via windows to the front and rear elevations, featuring an electric fire with wooden surround plus hearth.



Gordon Street offers a sense of privacy and seclusion whilst still being within a short stroll of the town centre and train station.



## Breakfast Kitchen

15'5 x 11'0 (4.70m x 3.35m)

With ample space for a dining table and chairs, the breakfast kitchen comprises a range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven, four ring electric hob with hood over, space for a fridge/freezer and plumbing for a washing machine. The kitchen also includes a useful understairs store cupboard and a door that leads out to the rear garden.

## First Floor

### Bedroom

11'7 x 10'2 (3.53m x 3.10m)

An ample double bedroom featuring a recessed wardrobe and a Southerly aspect.

### Bedroom

13'7 x 9'1 (4.14m x 2.77m)

A second double bedroom including a window to the rear elevation.

### Bedroom

10'9 x 6'3 (3.28m x 1.91m)

A single bedroom with a window to the front elevation.

### Bathroom

7'5 x 5'7 (2.26m x 1.70m)

Comprising a bath with shower over plus glass screen, hand wash basin, w.c and a window to the rear elevation.

### Landing

Including a linen cupboard, which houses the boiler and a hatch leading to the boarded loft.

### Outside

### Front Garden

To the front of the property is an enclosed, South facing paved garden.



## Rear Garden

A low-maintenance, paved rear garden including a garden shed. Being paved and the full width of the property, the rear garden also offers the potential for off-street parking.

## 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>

## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

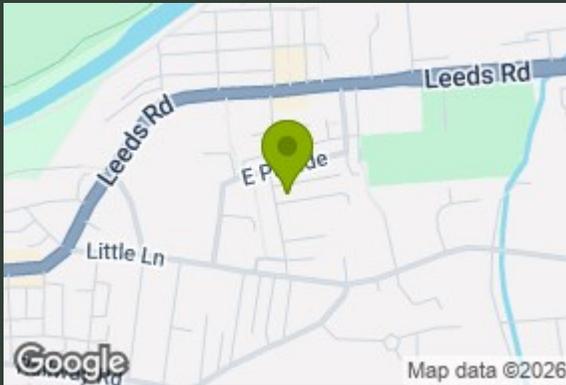
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



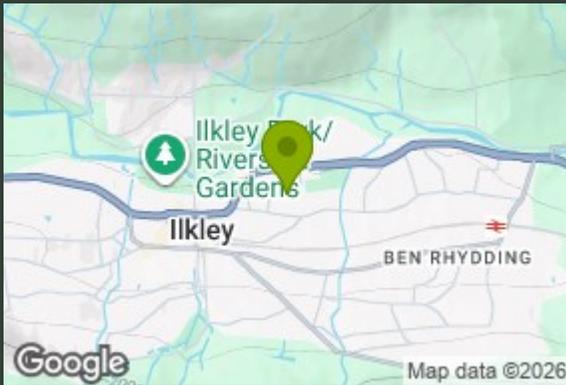
Low-maintenance paved gardens to the front and rear.



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Map data ©2026

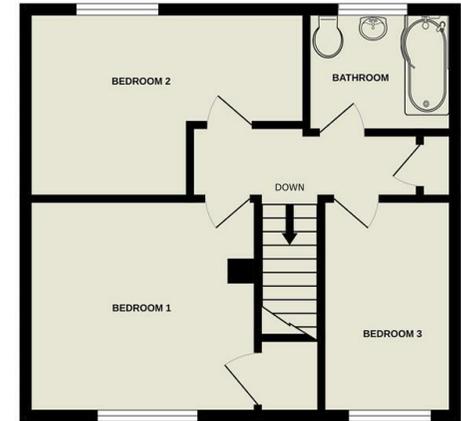


Map data ©2026

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



FIRST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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