



Victoria Avenue | Ilkley | LS29 9BL

Asking price £499,950

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Trusted Estate Agents

15 Victoria Avenue |
Ilkley | LS29 9BL
Asking price £499,950

A sizeable four bedrooned detached home standing within a generous plot, featuring lawned gardens to the front and rear, spacious driveway and a detached garage.

- Four Bedrooms
- Generous Plot
- Detached Garage
- Sought After Location

With gas central heating, the accommodation comprises:

Entrance Hall

13'5 x 7'2 (4.09m x 2.18m)

With a dado rail and understairs cupboard.

Cloakroom

Adjoining the entrance hall and including a hand wash basin plus w.c.

Sitting Room

23'10 x 11'11 (7.26m x 3.63m)

Featuring a gas fire with stone surround and tiled hearth, ceiling rose and windows to two sides. A glazed door leads to:

Snug

10'8 x 9'8 (3.25m x 2.95m)

Including a sliding door that flows out to the rear garden.

Dining Room

8'9 x 7'2 (2.67m x 2.18m)

Connecting the entrance hall, sitting room and kitchen.

Kitchen

10'7 x 9'1 (3.23m x 2.77m)

Comprising a good range of base and wall units with coordinating work surfaces. Integrated Bosch appliances include an oven, four ring gas hob with hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer and space for dryer. A door gives access to the rear garden.



Forming part of a well-established residential area on the Western side of Ilkley, the property is conveniently placed within a brief stroll of All Saints C of E Primary School and within a slightly longer walk of the town centre.



First Floor

Landing

Including a linen cupboard, loft hatch and a window to the side elevation.

Bedroom

12'1 x 10'3 (3.68m x 3.12m)

A double bedroom with far reaching views.

Bedroom

11'8 x 10'2 (3.56m x 3.10m)

A second double bedroom including a range of fitted wardrobes, dado rail and a Southerly aspect.

Bedroom

17'4 x 10'7 (5.28m x 3.23m)

A sizeable double bedroom featuring a good range of recessed wardrobes with store cupboards over, dado rail and an outlook over the rear garden.

Bedroom

8'11 x 7'8 (2.72m x 2.34m)

Providing a Westerly aspect.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Comprising a bath, walk-in shower, hand wash basin, w.c and a heated towel rail.

Outside

Front Garden

A lawned, West facing garden with apple trees.

Rear & Side Garden

A particularly private garden that wraps round two sides of the property. Including an elevated lawn with mature shrubs and a lower seating area.

Driveway

A tarmacadam drive accessed via a gate and including a covered area.

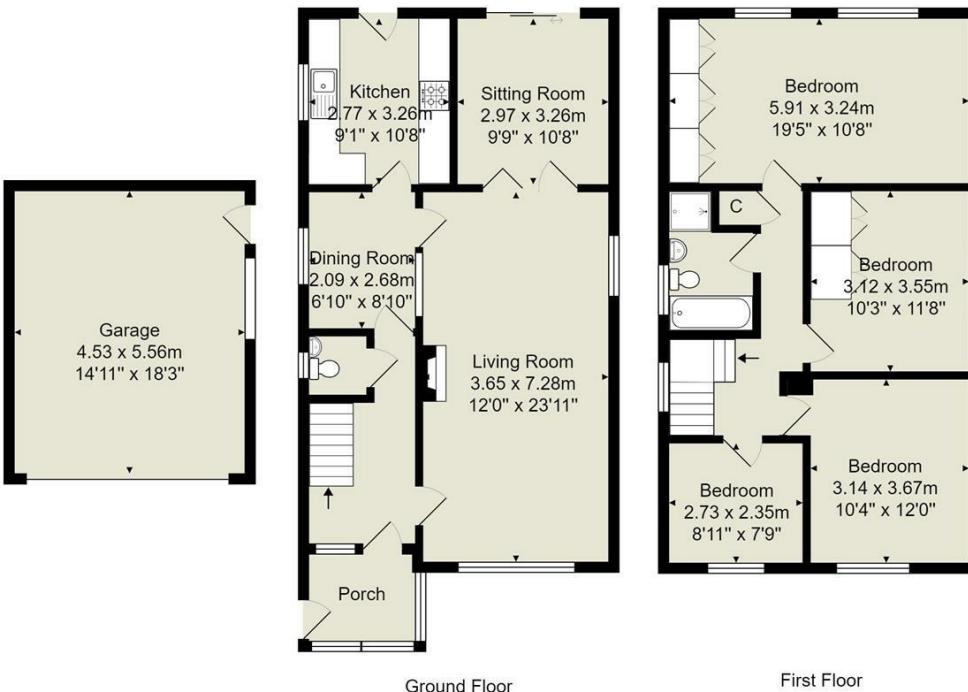
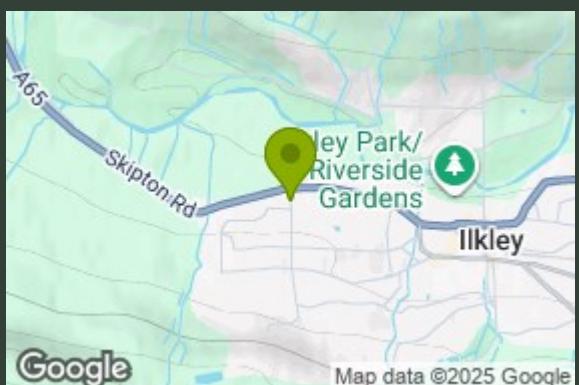
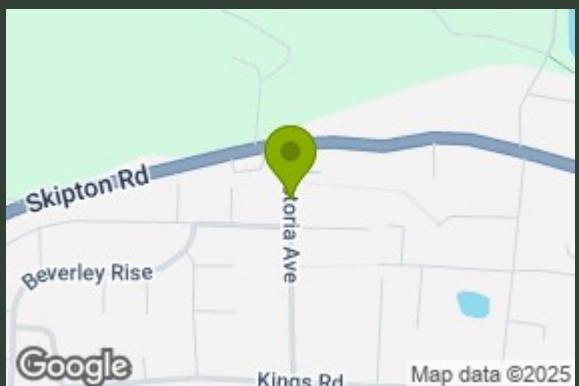
Garage

18'2 x 14'10 (5.54m x 4.52m)

Accessed either via an up and over door to the front or a single door to the rear.

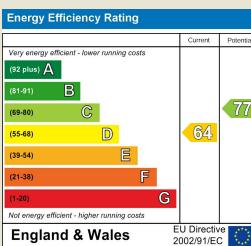
Tenure

Freehold.



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