



Mayfield Road | Ilkley | LS29 8JG

Asking price £365,000

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Trusted Estate Agents

1 Mayfield Road |
Ilkley | LS29 8JG
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VIEWINGS FROM TUESDAY 26TH MAY

A rare opportunity to acquire an extended four bedroomed family home with gardens, garage and off-street parking, located within a brief stroll of Ilkley town centre and train station.

Now in need of modernisation, this deceptively spacious home offers potential to add a second bathroom and benefits from plenty of natural light via a South Easterly aspect.

- Convenient Town Centre Location
- Four Bedrooms Plus Attic Room
- Off-Street Parking & Garage
- Gardens To Front & Rear

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

With a glazed door leading to:

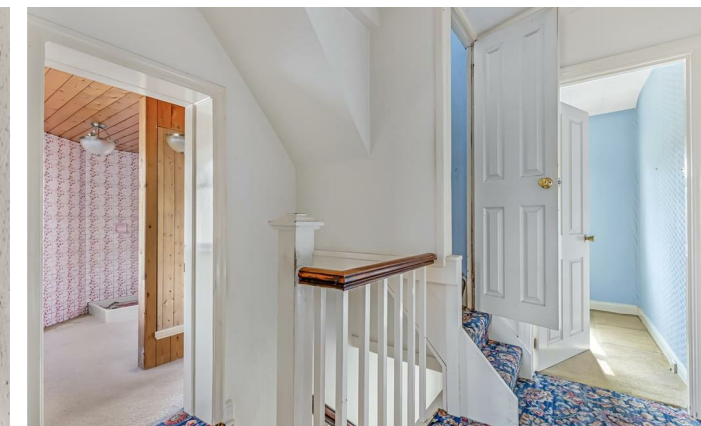
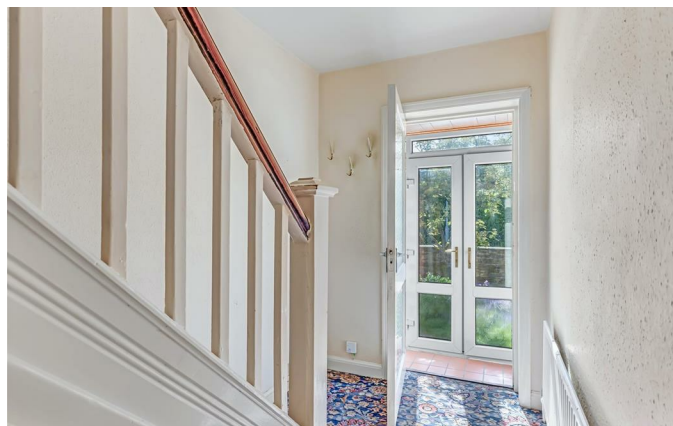
Entrance Hall

11'8 x 5'8 (3.56m x 1.73m)

Sitting Room

12'9 x 10'1 (plus bay window) (3.89m x 3.07m (plus bay window))

Featuring an electric fire with tiled hearth, two wall light points and a bay window that provides a lovely Southerly aspect.



It's rare for such a centrally located property to features gardens, off-street parking and a garage.



Kitchen

11'8 x 7'8 (3.56m x 2.34m)

Including a range of base and wall units with coordinating work surfaces and tiled splashback. The kitchen also includes a useful understairs pantry cupboard and a serving hatch to:

Dining Room

11'8 x 9'4 (3.56m x 2.84m)

With an electric fire, recessed cabinets and a window to the rear elevation.

Side Entrance Porch

First Floor

Bedroom

11'0 x 10'3 (3.35m x 3.12m)

An ample double bedroom.

Dressing Room/Potential En Suite

11'0 x 6'3 (3.35m x 1.91m)

Adjoining the bedroom and including partial plumbing for an en suite.

Bedroom

11'0 x 11'0 (3.35m x 3.35m)

A second double bedroom, featuring a Southerly aspect.

Bedroom

11'9 x 10'1 (3.58m x 3.07m)

A further double bedroom including a range of recessed wardrobes and an outlook over the rear garden/driveway.

Bedroom

7'8 x 6'11 (2.34m x 2.11m)

A single bedroom, again enjoying a Southerly aspect.

Bathroom

7'9 x 6'9 (2.36m x 2.06m)

Comprising a bath, hand wash basin and w.c.

Second Floor

Attic Room

15'4 x 7'2 (4.67m x 2.18m)

With under-eaves store cupboards and a velux window offering a Westerly view towards Addingham.



Outside

Garage

17'7 x 11'1 (5.36m x 3.38m)

Accessed either via the side entrance porch or via timber doors to the front.

Front Garden

A South East facing garden including a well-stocked flower bed and mature shrubs.

Rear Garden/Parking

Approached via iron gates from Little Lane and enclosed by a stone wall, the rear garden/parking area also features an outhouse store.

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.

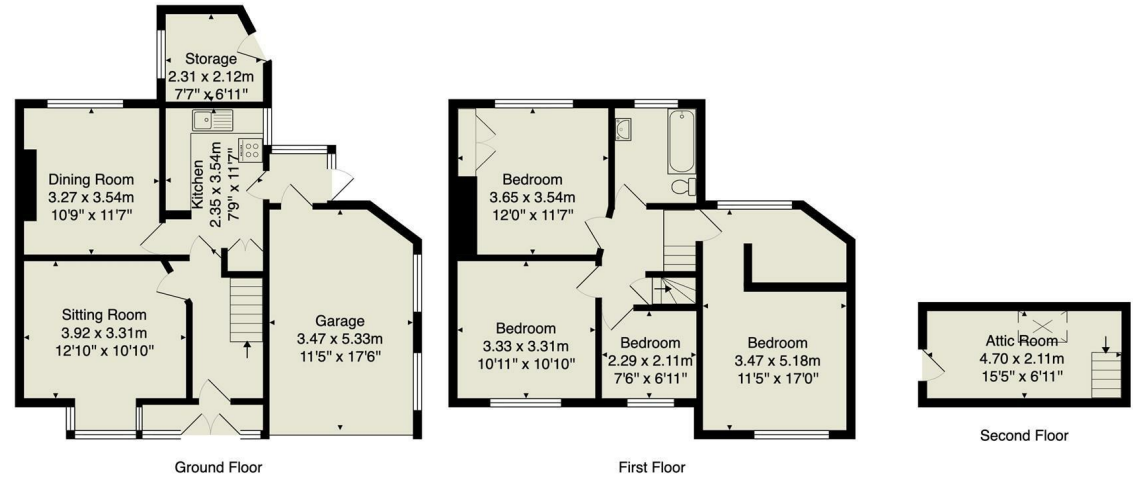
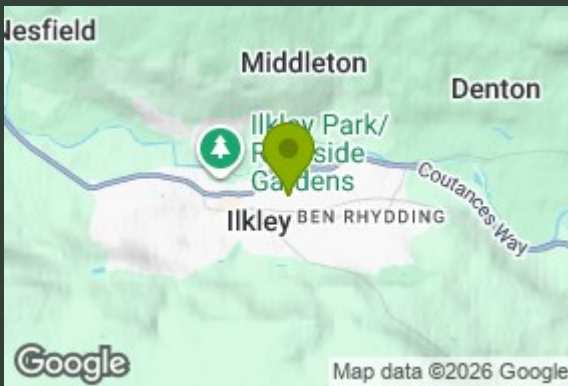
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



Located on the corner of Mayfield Road and Little Lane, 1 Mayfield Road presents an opportunity to acquire a home close to the very heart of Ilkley.





Total Area: 139.2 m² ... 1498 ft²
 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	80
(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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