



Vale Gardens | | Ilkley | LS29 8LB

£460,000

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12 Vale Gardens |
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A stone and rendered four bedroomed town house offering family accommodation situated a short level walk to Ilkley town centre. The property offers open plan living dining kitchen space, downstairs cloakroom, four bedrooms, the principal being en-suite and a family bathroom. There is off road parking and a low maintenance south facing rear garden.

- Smartly Presented Townhouse
- Light and Airy Open Plan Living Kitchen Area
- House Bathroom, En-Suite and Cloakroom
- Off Road Parking
- Cul De Sac Location
- Four Bedrooms
- Sitting Room with South Facing Balcony
- South Facing Rear Garden
- Level walk to Ilkley Town Centre
- Council Tax Band E

Entrance Hall

Upvc door and window to the front elevation. Useful coats and shoes area, laminate wood flooring and an under-stairs storage cupboard.

Cloakroom

Comprising a pedestal washbasin, WC and a tiled floor area.

Open Plan Kitchen/Dining/Living Space



A stone and rendered four bedroomed town house offering family accommodation situated a short level walk to Ilkley town centre.



Kitchen Area

16'45 x 13'35 (4.88m x 3.96m)

A range of contemporary high gloss wall and base units, with coordinating work tops, upstands and breakfast bar. A range of integral appliances to include oven, hob, washer and dishwasher. Space for an American style fridge freezer. Stainless steel sink and drainer. A Upvc door and windows to the rear elevation, tiled floor and spotlights to the ceiling. Cupboard housing the boiler.

Sitting and Dining Area

20'59 x 8'33 (6.10m x 2.44m)

Open plan off the kitchen is this fabulous family space to dine and is currently used as a further sitting room. With a window to the front elevation, spotlights to the ceiling and a tiled floor.

Stairs to the First Floor

With a window to the side elevation.

Bedroom One

15'31 x 14'54 (4.57m x 4.27m)

French doors open onto a Juliet balcony to the front elevation, further window to the front elevation and coving to the ceiling.

Ensuite Shower Room

Comprising a shower cubicle, pedestal wash basin, WC, tiling to the splash areas, chrome heated towel rail, extractor fan and shaver point.

Sitting Room

15'33 x 13'25 (4.57m x 3.96m)

French doors open onto a balcony (South facing) to the rear elevation enjoying views towards Ilkley Moor and a further window to the rear elevation. Spotlights and coving to the ceiling.

Stairs to the Second Floor

A loft hatch and pull down ladder give access to a boarded loft space. Useful airing cupboard.

Bedroom Two

15'03 x 10'11 (4.65m x 3.33m)

Having two windows to the front elevation. A range of fitted furniture comprising four double wardrobes and matching drawers.

Bedroom Three

13'27 x 8'76 (3.96m x 2.44m)

Having fitted wardrobes and a window to the rear elevation.

Bedroom Four

9'76 x 6'31 (2.74m x 1.83m)

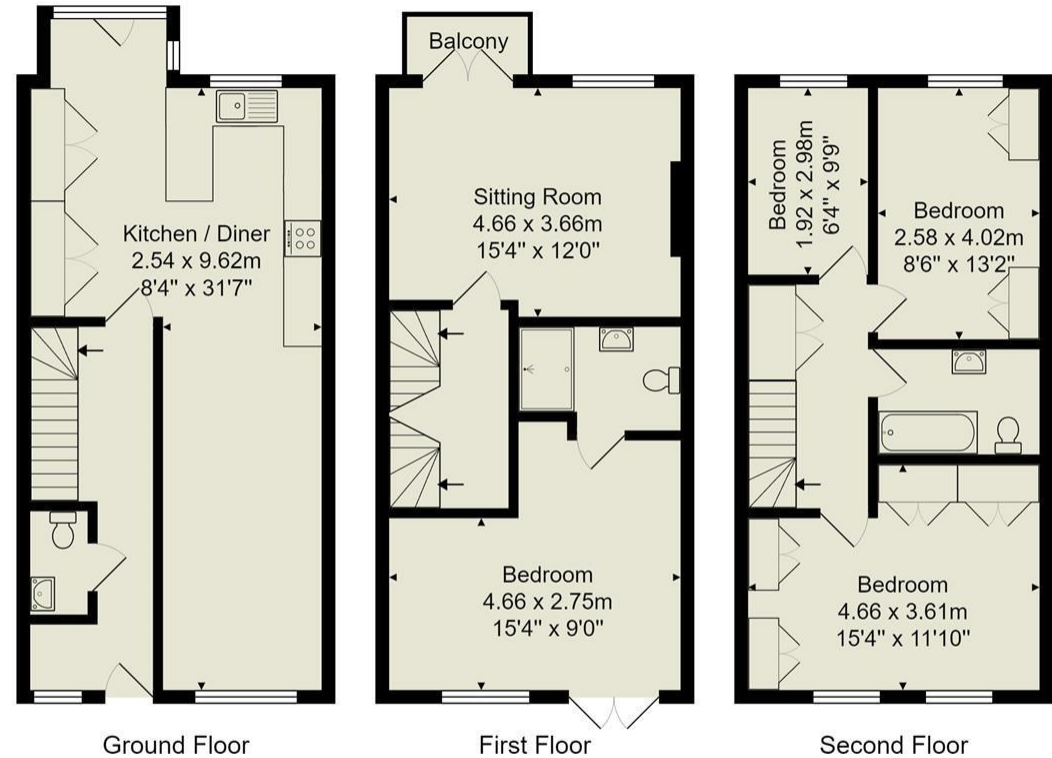
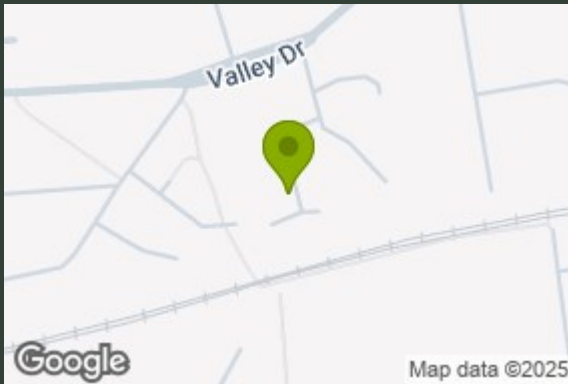
With a window to the rear elevation.

Bathroom

Comprising a bath with shower over, pedestal wash basin, WC and a chrome heated towel rail. Tiling to the floor and splash area, spotlights to the ceiling and an extractor fan.

Outside

To the front of the property there is parking for two vehicles. To the rear there is a delightful South facing low maintenance paved garden.

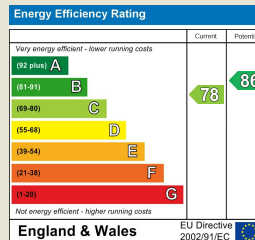


Total Area: 136.6 m² ... 1470 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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