Linden Court | Stockeld Way | Ilkley | LS29 9HQ

Asking price £416,500

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Situated in a desirable position on Stockeld Way, just moments from the River Wharfe, Riverside Gardens and within easy reach of Ilkley town centre. This well-presented three bedroomed mid-town house offers spacious accommodation in a superb setting.

Arranged over three floors, the property is designed to make the most of its elevated position, with a generous living room opening onto a balcony, an ideal space to relax and enjoy the outlook. The modern kitchen diner provides a stylish and practical hub for everyday living, with ample space for family meals and entertaining.

The property offers three well-proportioned bedrooms and a contemporary family bathroom, making it an excellent choice for couples, young families or those looking to enjoy all that Ilkley has to offer.

Outside, the enclosed rear garden features a patio seating area, mature shrubs and an attractive rockery, creating a private and low-maintenance space to enjoy throughout the seasons. Further benefits include a garage.

Combining generous living space with an enviable location close to riverside walks, green open spaces and the excellent amenities of Ilkley, this is a wonderful home in a highly sought-after setting.

- Stylish Dining Kitchen
- Three Double Bedrooms
- Light and Airy Accommodation
- Garage
- Sitting Room with Balcony
- Private Rear Garden
- Arranged over Three Floors
- Central Ilkley Location

Each of the three bedrooms benefits from bespoke fitted wardrobes, providing excellent built-in storage while maximising space and maintaining a sleek, uncluttered finish.

With gas central heating, the following accommodation comprises:

GROUND FLOOR

Entrance Hall
With entry via a composite Oak effect front door, and with an attractive Victorian-style tiled flooring.

Cloakroom
Incorporating continuous Victorian-style tiled flooring, a WC, pedestal wash basin with tiled splashback, and recessed spotlight.

Dining Kitchen
17'06 x 12'0 (5.33m x 3.66m)
This stylish kitchen comprises a range of base and wall units with Quartzite countertops, recessed Belfast sink and a coordinating island unit. Appliances include a Rangemaster oven and hood with induction hob, an integrated, fridge, freezer and microwave. The room also has two windows and a composite door to the rear, ample space for a dining table and a large storage cupboard. There are also recessed spotlights and Oak flooring throughout.

FIRST FLOOR

Sitting Room
17'06 x 12'0 (5.33m x 3.66m)
This delightful sitting room is accessed via a set of double glazed doors, this bright room has a window to the rear and patio doors that lead onto a decked south-facing balcony. The room also has a built in media wall, which includes shelves and useful cupboards.

Bedroom
11'05 x 10'04 (3.48m x 3.15m)
A good sized double bedroom, with an extensive range of fitted wardrobes, drawers, display shelving and a dressing table/desk. There is also a large window to the front, flooding the room with natural light.

SECOND FLOOR

Landing
With a window to the front elevation and a large cupboard housing the water tank and with shelves for storage. There is also access to the loft match, which is majority boarded.

Bedroom
11'08 x 11'04 (into wardrobes) (3.56m x 3.45m (into wardrobes))
This ample double bedroom has a large window to the rear elevation and a wall of fitted wardrobes providing extensive storage space.

Bedroom
11'05 x10'10 (3.48m x3.30m)
Another good sized double bedroom, with a range of bespoke fitted wardrobes, cupboards and display shelving. This room also has a window to the front elevation fitted with an integral blackout blind.

Bathroom
8'11 x 5'08 (2.72m x 1.73m)
Fitted with a suite comprising a bath with a rainfall shower and separate hand held attachment, vanity unit and low suite W.C. Window to the rear, marble effect tiled floor, and heated towel rail.

OUTSIDE

Rear Garden
The rear garden features a spacious patio laid with attractive Indian stone paving, providing an ideal space for outdoor seating and entertaining. The patio is bordered by a mature rockery, established shrubs, flowering plants, and a variety of well-maintained greenery, creating a secluded and attractive setting. Steps lead up to a gate opening onto a rear access road, offering convenient additional access. The garden also benefits from an outside tap.

Garage
16'09 x 8'01 (5.11m x 2.46m)
With an up-and-over door, and useful shelving and racks for storage. The garage also houses the Worcester boiler.

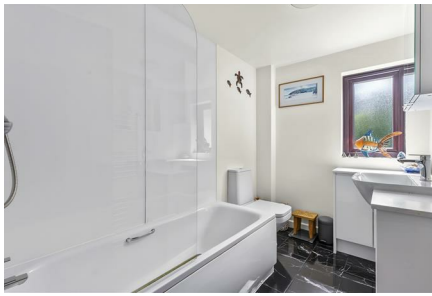
Parking
There is ample residents permitted parking available.

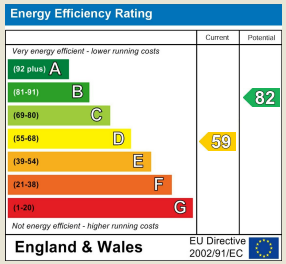
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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.

Ideally positioned close to the River Wharfe and beautiful riverside walks, the property offers the perfect opportunity to enjoy the outdoors while remaining within easy reach of Ilkley town centre.





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