



Dean Street | | Ilkley | LS29 8JR

Asking price £180,000

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WHITE**
Trusted Estate Agents

Dean Street |
Ilkley | LS29 8JR
Asking price £180,000

A traditional stone built terrace house offering well proportioned accommodation now in need of comprehensive modernisation and improvement throughout. The property is located in a popular and established neighbourhood and enjoys a pleasant outlook to the rear over a school playing field. The property incorporates a sitting room and kitchen on the ground floor whilst the upper floors include three good sized bedrooms and a bathroom.

- VIEWINGS FROM TUESDAY 26TH MAY
- Gas Central Heating
- Kitchen
- Bathroom
- EPC Rating D
- In Need Of Modernisation & Improvement
- Sitting Room
- Three Bedrooms
- Overlooking Playing Field To Rear
- Council Tax Band B

GROUND FLOOR

Sitting Room

14'0" x 13'9" (4.27m x 4.19m)

With a panelled entrance door, tiled fireplace and floor to ceiling fitted cupboards.

Kitchen

10'6" x 7'10" (3.20m x 2.39m)

With a stainless steel sink unit, a range of fitted base and wall cupboards. Fitted electric oven and hob with a filter hood over. Understairs store cupboard. PVC door to the rear.

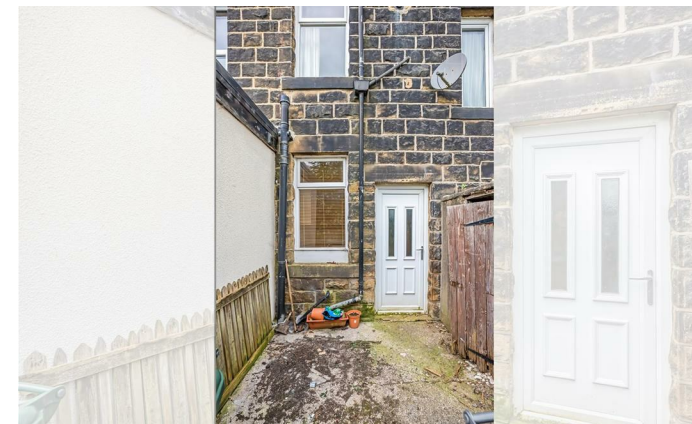
FIRST FLOOR

Landing

Leading to:

Bedroom

13'9" x 8'5" (4.19m x 2.57m)



VIEWINGS FROM TUESDAY 26TH MAY A traditional stone built terrace house offering well proportioned accommodation now in need of comprehensive modernisation and improvement throughout. The property is located in a popular and established neighbourhood and enjoys a pleasant outlook to the rear over a school playing field.



Bedroom

8'0" x 7'6" (2.44m x 2.29m)

With a wall mounted gas central heating boiler.

Bathroom

With a white suite comprising a panelled bath with a shower over, pedestal wash basin and a low suite wc.

SECOND FLOOR

Bedroom

13'10" x 13'7" (4.22m x 4.14m)

With a Velux rooflight window.

OUTSIDE

There is a small yard to the rear of the house with two brick outhouses.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band B.

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.

Please Note

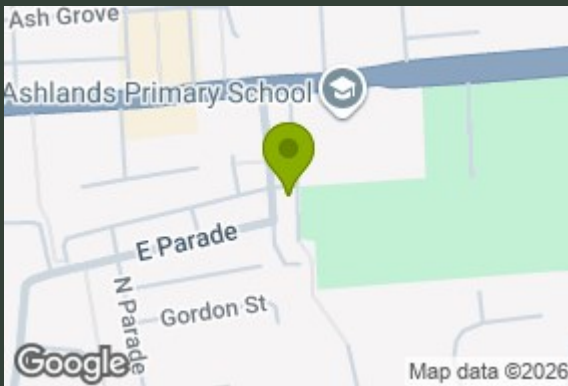
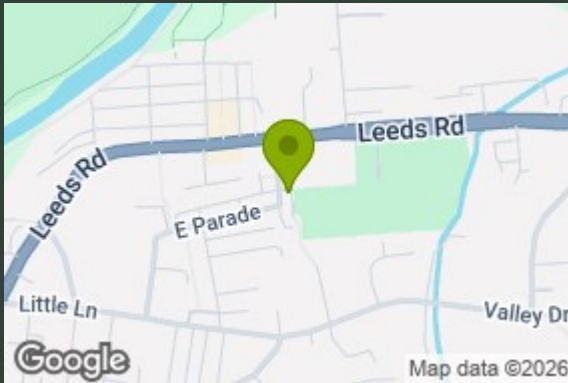
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

Tenure

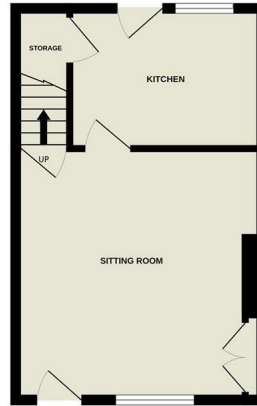
We are informed by the client/s that the property is Freehold.



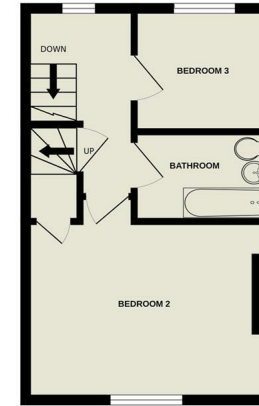
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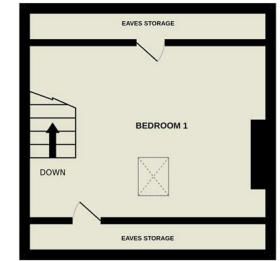
GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



FIRST FLOOR
294 sq.ft. (27.3 sq.m.) approx.

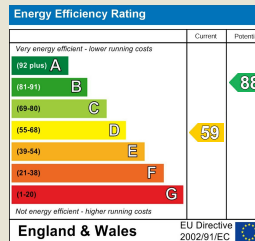


SECOND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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