



Ashburn Place | Ilkley | LS29 9NW

Asking price £635,000

TW | TRANMER  
WHITE  
Trusted Estate Agents

11 Ashburn Place |  
Ilkley | LS29 9NW  
Asking price £635,000

A substantial and characterful four bedrooomed/two bathroom home arranged over four floors, occupying an enviable position within a sought after cul de sac just a brief stroll from The Grove and Ilkley station.

Enjoying a beautiful outlook towards Middleton as well as a Southerly aspect, this inviting and highly versatile home features a full size lower ground floor that currently comprises a snug and garage.

- Open Plan Kitchen/Living
- Far reaching views overlooking Middleton
- Versatile downstairs living space
- Four Bedrooms
- Short walk from the town centre

With gas central heating, the accommodation comprises:

#### GROUND FLOOR

##### Entrance Hall

12'04 x 3'04 (3.76m x 1.02m )

Featuring a tiled floor, the hall is accessed via a glazed front door with stained glass over.

##### Sitting Room

14'05 x 10'0 (4.39m x 3.05m )

Comprising of a charming gas fire with slate hearth and an attractive large bay window with stained glass.



A standout feature is the substantial open plan dining kitchen.



## Living Kitchen

22'10 x 13'08 (6.96m x 4.17m)

### Living Area:

Comprising a multifuel burner on a stone hearth and stripped pine floor. Stairs leading to the lower ground floor. There is also ample space for a dining table.

### Kitchen:

An attractive kitchen with a good range of base and wall units, coordinating worksurfaces and a breakfast bar. The appliances include an integrated oven and grill plus an induction hob with a hood over. There is also additional plumbing space for a dishwasher and space for a fridge/freezer.

## FIRST FLOOR

### Bedroom

13'10 x 11'11 (4.22m x 3.63m)

An ample, bright double bedroom with two windows providing southerly aspect.

### Bedroom

11'08 x 7'02 (3.56m x 2.18m)

With far reaching views.

### Bathroom

11'07 x 6'0 (3.53m x 1.83m)

A spacious, elegant bathroom that includes a large bath with a rainfall shower over, two heated towel rails, a hand wash basin and a W.C.

## SECOND FLOOR

### Principle Bedroom

11'01 x 11'02 (3.38m x 3.40m)

Double bedroom with an appealing outlook towards Middleton.

### En suite

9'03 x 3'08 (2.82m x 1.12m)

A modern shower room, comprising a walk in shower with glass screen, a heated towel rail, W.C and a hand wash basin set within a vanity unit.

### Bedroom

12'09 x 10'03 (3.89m x 3.12m)

Double bedroom with a large dormer window, providing a southerly aspect.

## LOWER GROUND FLOOR

### Snug

11'01 x 9'04 (3.38m x 2.84m)

Providing versatile, additional living space.



### Garage

18'07 x 11'0 (5.66m x 3.35m)

Accessed internally, with plumbing for a washing machine and space for a dryer. There is also a door leading from the garage to the parking area.

### Front Garden

This south-facing garden is paved for low maintenance, complemented by a raised flower bed.

### Parking

Off-street parking available for one car at the rear of the property.

### 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>

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

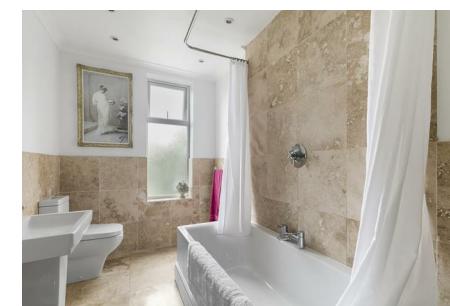
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

### Council Tax

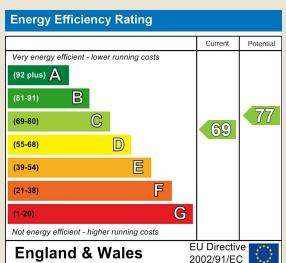
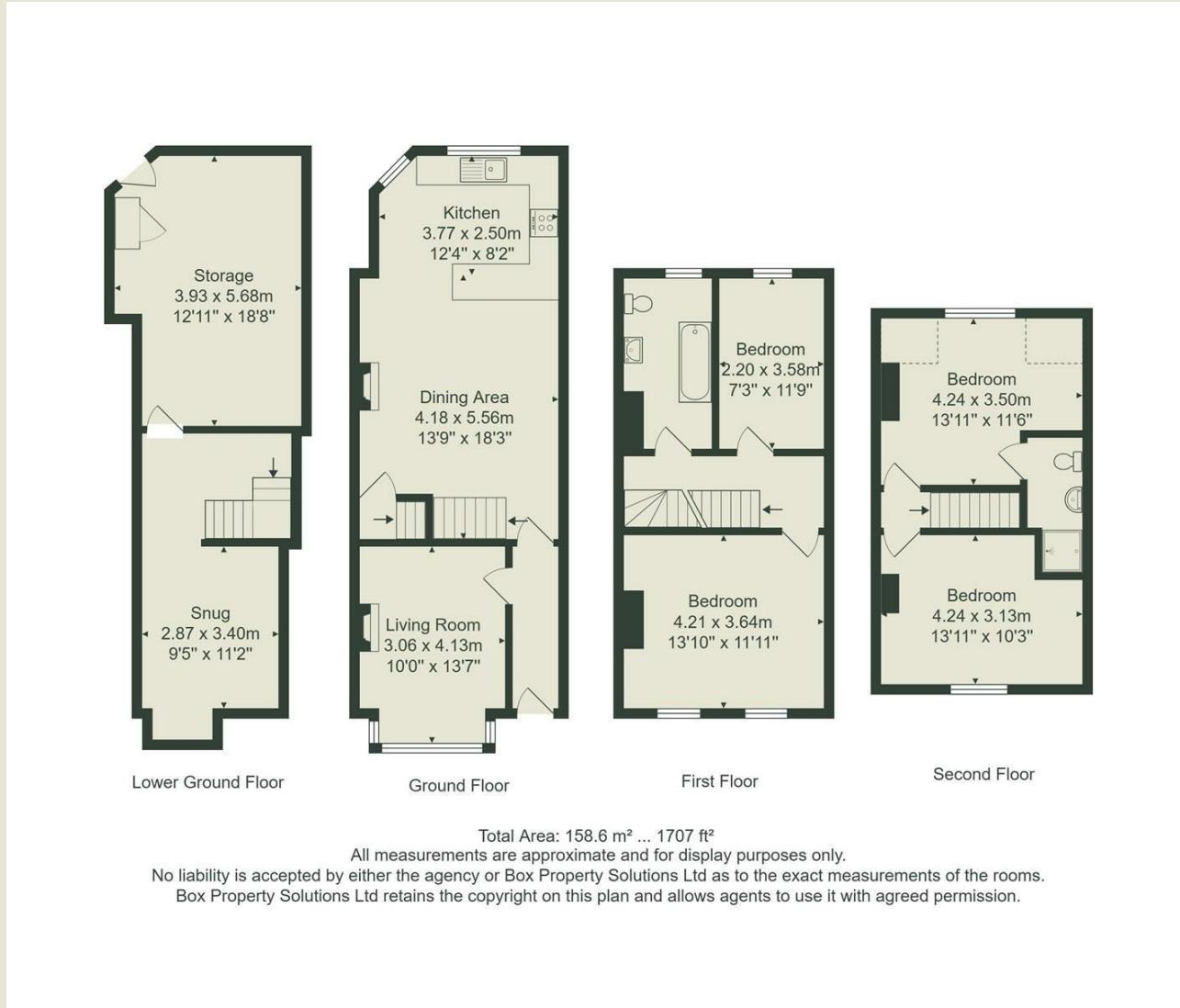
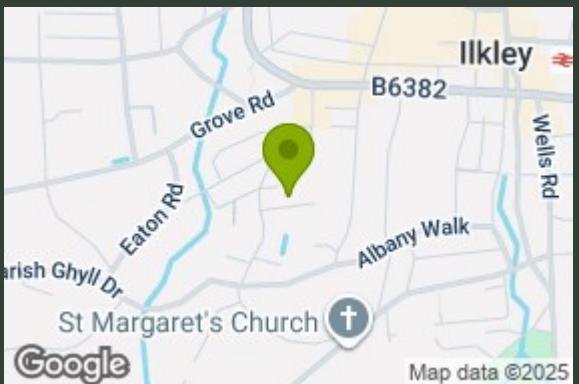
City of Bradford Metropolitan District Council Tax Band F.

### 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.



Cosy downstairs snug providing additional, versatile living space adjoining a large garage.



139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>