



Mount Pleasant | Ilkley | LS29 8TW

£775,000

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# 5 Mount Pleasant | Ilkley | LS29 8TW £775,000

An imposing Victorian five bedroome mid terrace property in immaculate condition which has been sympathetically upgraded to create impressive well proportioned accommodation. Situated in an ideal location close to the town centre of Ilkley. On entering the property there is a reception hall leading through to a front to back reception room with two fireplaces and a stunning bay window, steps downstairs lead to contemporary dining kitchen with doors leading directly out to the rear garden, utility space and cloak room. To the first floor there is a principal bedroom with ensuite shower facilities, second bedroom and a family bathroom. To the second floor there are three further bedrooms and a shower room. There are gardens to the front and rear with a decked entertaining space perfect for al fresco dining and artificial lawn to the rear. Unusually for a property of this style there is a detached garage and two parking spaces.

- Five bedrooms
- Detached garage
- Close to the town centre
- Period home
- Two parking spaces
- Well proportioned rooms

## Entrance Hall

Wooden entrance door gives access to a welcoming hall with panel effect walls and dado rail. Cornice to the ceiling and 'Tedd Todd' wooden parquet flooring.

## Sitting Room

36'46 x 11'39 (10.97m x 3.35m)

An open plan room offering two sitting areas to the front there is a bay window with plantation shutter and original stained glass windows. 'Tedd Todd' wooden Parquet flooring, cornice to the ceiling and a picture rail. Wooden fireplace with a granite hearth and an open fire. French doors to the rear elevation opening onto a Juliet balcony a further fireplace with wooden surround and a cast iron fireplace inset. Built in recessed shelves and cupboards.



An imposing Victorian five bed roomed mid terrace property in immaculate condition which has been sympathetically upgraded to create impressive well proportioned accommodation.



## Stairs to lower ground floor

With a useful room off and a window to the rear elevation.

## Dining Kitchen

30'99 x 11'10 (9.14m x 3.61m)

A range of contemporary high gloss white wall and base units with coordinating work tops and stainless steel splash backs. A range of integral appliances including a fridge, freezer, dryer, dishwasher, washer, stoves range cooker and extractor hood over. There are two windows and door leading out to the rear decked area. Cornice and spotlights to the ceiling.

## Cloakroom/utility

WC, basin and tiling to the floor and splash areas. Door to a cupboard also housing the boiler.

## Stairs to the first floor

A continuation of the panel effect walls run up the staircase, there is a window to the rear elevation and a useful under-stairs storage cupboard to the landing area.

## Principal Bedroom

16'2 x 11'48 (4.93m x 3.35m)

A bay window to the front elevation with original stained glass windows and spotlights to the ceiling.

## Ensuite Shower room

7'13 x 6'55 (2.13m x 1.83m)

A luxury ensuite shower room with a double walk in shower with rainfall style shower head and shower attachment. WC, pedestal washbasin, fully tiled walls and spotlights to the ceiling.

## Bedroom Two

11'92 x 7'92 (3.35m x 2.13m)

Window to the rear elevation.

## Family bathroom

6'74 x 6'54 (1.83m x 1.83m)

A three piece suite comprising a bath with tiled side panel, WC and pedestal wash basin. Shower enclosure, heated towel rail and spotlights to the ceiling.

## Stairs to the second floor

With a loft access hatch to the ceiling.

## Bedroom Three

13'61 x 11'21 (3.96m x 3.35m)

With a window to the front elevation.



## **Bedroom Four**

11'91 x 11'42 (3.35m x 3.35m)

With a window to the rear elevation.

## **Bedroom Five**

10'15 x 6'83 (3.05m x 1.83m)

With a window to the rear elevation.

## **Shower room**

## **Outside**

To the front of the property there are two parking spaces and a gated front garden.

To the rear the property has a decked area leading directly off the dining kitchen, an area of artificial grass with raised box tree hedges. At the bottom of the garden there is a detached stone built garage.

## **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**

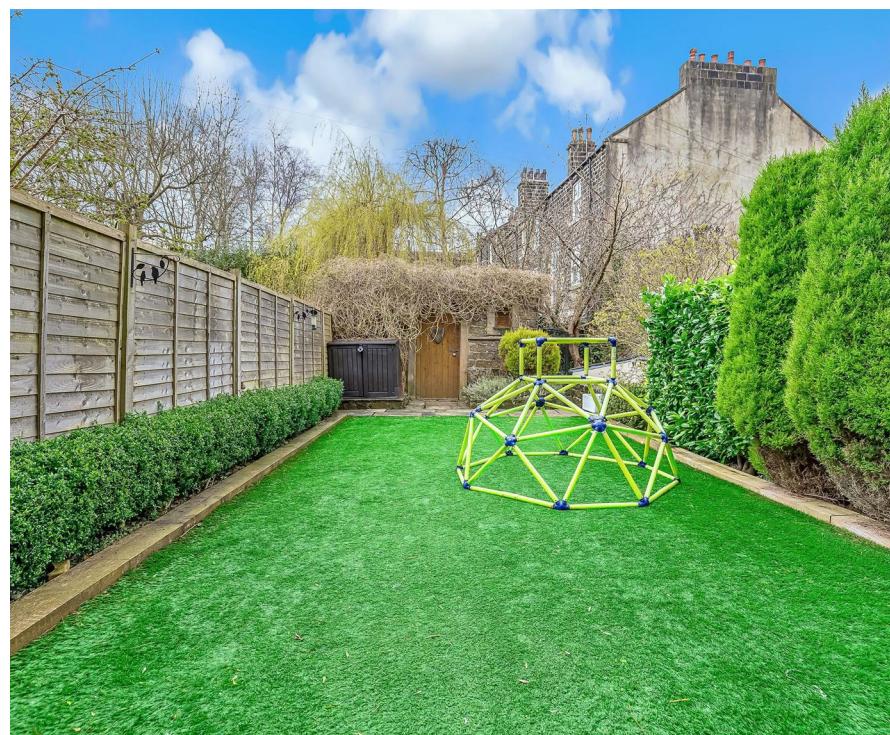
City of Bradford Metropolitan District Council Tax Band E.

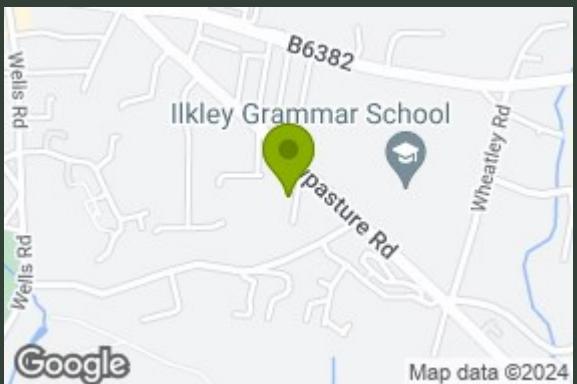
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## **Please Note**

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.





Total Area: 185.4 m<sup>2</sup> ... 1995 ft<sup>2</sup>  
 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		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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