



Thwaites Avenue | Ilkley | LS29 8EH

Asking price £350,000

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20 Thwaites Avenue |  
Ilkley | LS29 8EH  
Asking price £350,000

A well proportioned three bedrooomed extended semi-detached property situated close to the centre of Ilkley with a South facing rear garden. This inviting home comprises; entrance porch, hallway, sitting room, open plan dining kitchen, three bedrooms and family bathroom. Outside the property has gardens to the front and rear as well as a driveway providing off-street parking.

- Extended semi-detached
- Three Bedrooms
- Open-Plan Dining Kitchen
- South Facing Garden
- Off-Street Parking
- Cul De Sac Position

#### Entrance Porch

Upvc double doors and a tiled floor

#### Entrance Hall

Upvc door and a window to the front elevation. Meter cupboard.

#### Sitting Room

14'11" x 14'0" (4.57m x 4.27m)

With a bay window to the front elevation and coving to the ceiling. A wooden fireplace surround with marble inset, hearth and gas fire.

#### Open plan dining Kitchen

##### Dining Area

17'39 x 7'52 (5.18m x 2.13m)

With French doors leading directly onto the decked rear garden and a useful under stairs storage cupboard.

##### Kitchen area

12'44 x 8'79 (3.66m x 2.44m)

A range of wall and base units with solid wood work tops, stainless steel sink and drainer, plumbing for a washing machine, space for a dryer, Worcester boiler, oven, gas hob, extractor hood over, space for a fridge and tiling to the splash areas. There is a window to the rear and side elevation, a Velux window to the ceiling and a stable style door to the side, Solid wood flooring.



Thwaites Avenue is a peaceful cul de sac, popular for its proximity to Ilkley town centre and train station.



### Stairs to the first floor

11'89 x 11'0 (3.35m x 3.35m)

A window to the front elevation and a picture rail. Loft access via a built in ladder. The loft is part boarded.

### Bedroom One

11'89 x 11'0 (3.35m x 3.35m)

A window to the front elevation and a picture rail.

### Bedroom Two

11'06 x 9'21 (3.51m x 2.74m)

A window to the rear elevation.

### Bedroom Three

7'24 x 6'50 (2.13m x 1.83m)

A window to the front elevation.

### Bathroom

Recently upgraded. Having a P shaped bath with shower over, vanity sink unit, WC and chrome heated towel rail. A window to the rear elevation, tiling to the floor and wall area. Extractor fan.

### Outside

To the rear the property has a recently renewed decked garden with a Southerly facing aspect. Lawned area, storage shed and a further store cupboard to the side elevation.

To the front of the property there is a further garden area and driveway providing off road parking.

### 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.

### 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

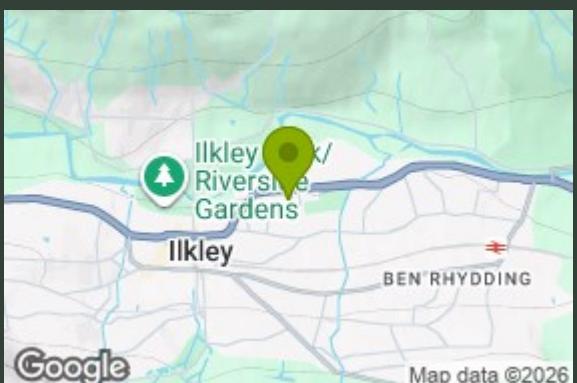
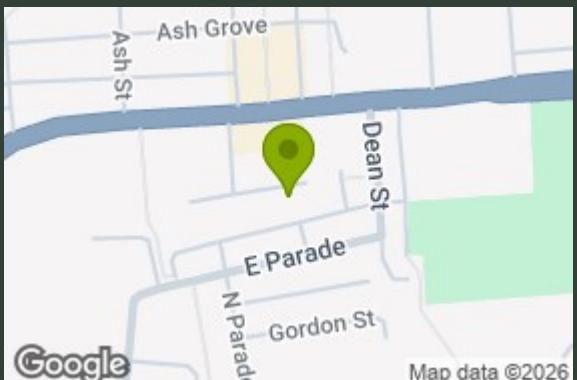
City of Bradford Metropolitan District Council Tax Band C.

### 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

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.



**GROUND FLOOR**  
534 sq.ft. (49.6 sq.m.) approx.

**FIRST FLOOR**  
403 sq.ft. (37.5 sq.m.) approx.

LIVING ROOM  
KITCHEN/DINING ROOM  
STORE  
BEDROOM ONE  
BEDROOM TWO  
BEDROOM THREE  
BATHROOM

UP  
DOWN

**TOTAL FLOOR AREA : 938 sq.ft. (87.1 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 identification 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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