



Leamington Terrace | Ilkley | LS29 8EJ

Asking price £265,000

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2 Leamington Terrace | Ilkley | LS29 8EJ Asking price £265,000

A charming two bedrooomed terraced home forming part of a highly sought after residential area, located within a brief stroll of scenic riverside walks and Ilkley town centre.

Having been newly decorated and carpeted, this attractive stone-front property retains much of its original character and enjoys a beautiful Westerly aspect.

- Low Maintenance Gardens To The Front & Rear
- Highly Regarded Location
- Two Double Bedrooms
- Newly Decorated & Carpeted

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

Leading into:

Sitting Room

13'3 x 12 (4.04m x 3.66m)

A bright and spacious sitting room with fitted store cupboards and shelving, a stone hearth, picture rail, and window to the front elevation providing a Westerly aspect.

Breakfast Kitchen

11'10 x 10'6 (3.61m x 3.20m)

A generous breakfast kitchen area boasting a good range of base and wall units with coordinated work surfaces and a tiled splash back. Appliances include: provision for oven with hood over, as well as plumbing for a washing machine. A window provides an outlook over the rear garden with a door also leading out to the rear garden.

Utility

Including a timber worktop that has plumbing below and useful store cupboards above. Leads into:



Leamington Terrace is a small, popular road situated close to The River Wharfe as well as Ilkley town centre and train station.



Cloakroom

With W.C, window to the rear elevation and housing the boiler.

First Floor

Bedroom

13'4 (max) x 10'6 (4.06m (max) x 3.20m)

An ample double bedroom featuring a walk-in wardrobe and window to front elevation, enjoying a spacious feel due to its high ceiling.

Bedroom

12'2 x 8'8 (3.71m x 2.64m)

A further double bedroom with a window to rear elevation providing an outlook over the rear garden.

Bathroom

9 x 7'4 (2.74m x 2.24m)

A well appointed bathroom with window to the rear elevation and comprising a bath, walk-in shower, hand wash basin within vanity unit, heated towel rail and WC.

Outside

Front Garden

A low maintenance paved West facing front garden enclosed by a stone wall.

Rear Garden

Easily managed rear garden, paved, with garden shed and access out to a rear access walkway.

Please Note

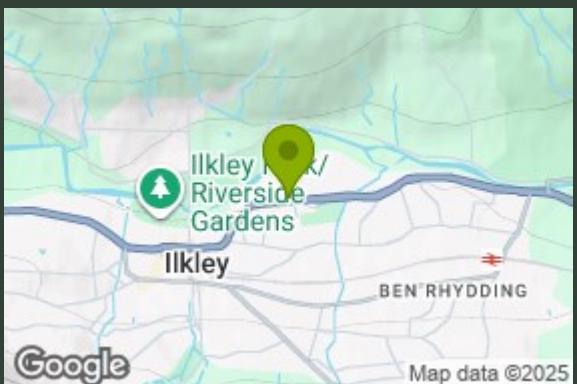
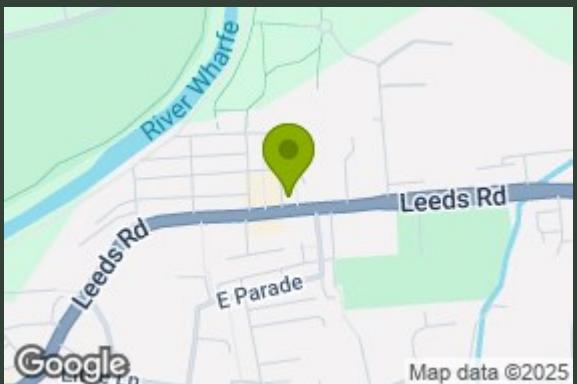
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Mobile Signal/Coverage

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.



Ground Floor

First Floor

Total Area: 75.4 m² ... 811 ft²

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	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	66
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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