



## Garden Cottage

Tivoli Place | Ilkley | LS29 8SU

Asking price £225,000



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Situated close to the heart of Ilkley town centre and just a short walk from the train station, this charming lower ground floor apartment offers both convenience and privacy. The property features two well-proportioned bedrooms and enjoys its own private entrance.

A standout feature is the delightful West facing garden. Combining a superb location with outdoor space rarely found in town centre properties, this inviting apartment could make an ideal home or investment opportunity.

- Private Entrance
- Private West Facing Garden
- Two Bedrooms
- Convenient Central Location

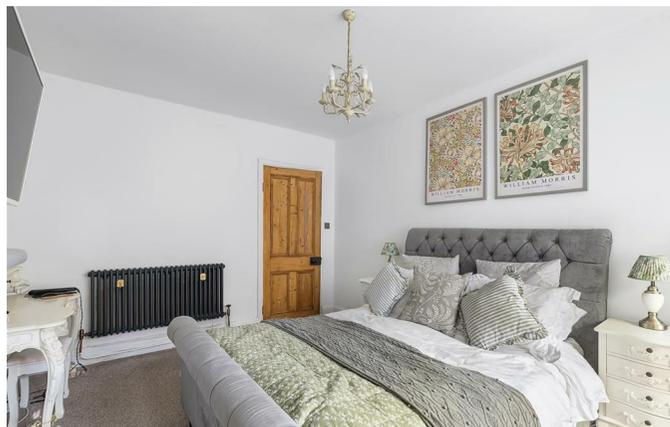
With gas central heating, the accommodation comprises:

## Lower Ground Floor

### Dining Kitchen

19'4 x 7'10 (5.89m x 2.39m)

An ample dining kitchen comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include provision for a range cooker with hood over, integrated fridge and an integrated dishwasher. Wood panelled walls and a stable door leading out to the garden.



With private access, The Garden Cottage is approached via a beautiful West facing garden.



## Sitting Room

17'4 x 13'10 (5.28m x 4.22m)

A spacious and cosy sitting room featuring a wood burning stove on stone hearth. A window provides a South Westerly aspect and an outlook over the private garden.

## Inner Hall

Including a double wardrobe and a utility cupboard with plumbing for a washing machine and potential space for a dryer.

## Bedroom

16'3 (into bay) x 11'2 (4.95m (into bay) x 3.40m)

A substantial double bedroom with a bay window to the front elevation.

## Bedroom

14'0 x 6'9 (4.27m x 2.06m)

With wood panelled walls and a window to the front elevation.

## Bathroom

6'4 x 6'2 (1.93m x 1.88m)

Comprising a bath with shower attachment plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

## Outside

### Garden

To the rear of the property is a private, low maintenance West facing garden that features paved seating areas, flower beds, mature shrubs and trees plus a wood store.

### Tenure

The property is held on a 150 year lease dated from 2011. The current annual ground rent amounts to £150.00.



## Service Charge

The service charge is paid on an ad-hoc basis and is agreed between each leaseholder within the building.

## 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

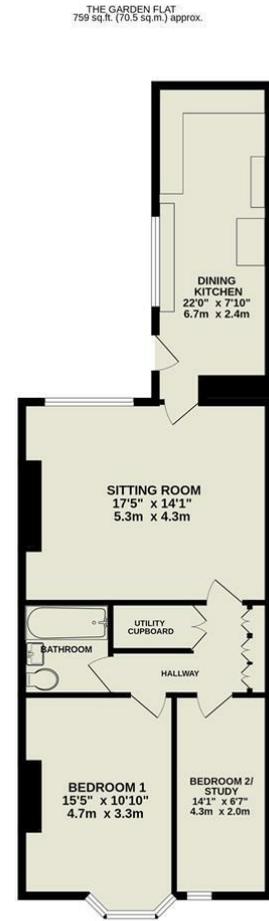
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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The sizeable sitting room features a wood burning stove set within an imposing fireplace.





TOTAL FLOOR AREA: 759 sq.ft. (70.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(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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