



Rombalds View | | Ilkley | LS29 8LT

£395,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Rombalds View |
Ilkley | LS29 8LT
£395,000

An attractive modern town house offering well proportioned accommodation appointed to a very high standard and enjoying a private southerly aspect to the rear. The property includes an integral single garage and off road parking in the driveway. The property incorporates an entrance vestibule with a cloakroom, a good sized sitting room, a fitted dining kitchen and a sun room on the ground floor whilst at first floor level there is a principal bedroom with en suite facilities, three further bedrooms and a shower room.

- Smartly Presented Town House
- Entrance Vestibule & Cloakroom
- Sitting Room
- Dining Kitchen
- Conservatory
- Principal Bedroom with En Suite Facilities
- Three Further Bedrooms & Shower Room
- South Facing To Rear
- Garage & Off Road Parking
- EPC Rating C / Council Tax Band D

GROUND FLOOR

Entrance Vestibule

With a ceramic tiled floor.

Cloakroom

With a low suite wc and a vanity unit. Ceramic tiled floor.

Sitting Room

15'2" x 13'3" (4.62m x 4.04m)

With an attractive fireplace housing a living flame gas fire.

Breakfast Kitchen

15'2" x 9'7" (4.62m x 2.92m)

Fitted with a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces, incorporating a porcelain sink and tiled splashbacks. Integrated appliances include an electric oven, hob with a hood over, fridge, freezer and dishwasher. Bifold glazed doors lead to:



An attractive modern town house offering well proportioned accommodation appointed to a very high standard and enjoying a private southerly aspect to the rear. The property includes an integral single garage and block paved driveway.



Conservatory

9'2" x 9'0" (2.79m x 2.74m)

With a glazed door leading onto the rear garden.

FIRST FLOOR

Landing

With an electronically operated 'LOFTOMATTIC' loft ladder.

Principal Bedroom

12'4" x 9'3" (3.76m x 2.82m)

With fitted wardrobes, cupboards and drawers.

En-suite Shower Room

Fitted with white suite comprising a shower stall, wash basin and low suite w.c.

Bedroom 2

9'9" x 8'0" x 6'10" (2.97m x 2.44m x 2.08m)

Bedroom 3

9'9" x 6'8" (2.97m x 2.03m)

Bedroom 4

8'3" x 8'8" (2.51m x 2.03m)

With fitted wardrobes.

Shower Room

With a walk in shower, wash basin with a cupboard beneath and a low suite wc. Ceramic tiling to the walls and floor.

OUTSIDE

Garden

To the front of the property there is a lawned area, whilst to the rear there is a southerly facing enclosed garden.

Integral Garage

16'8" x 8'10" (5.08m x 2.69m)

With an electrically operated roller door and a door at the back of the garage leading onto the rear garden.

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 D

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:

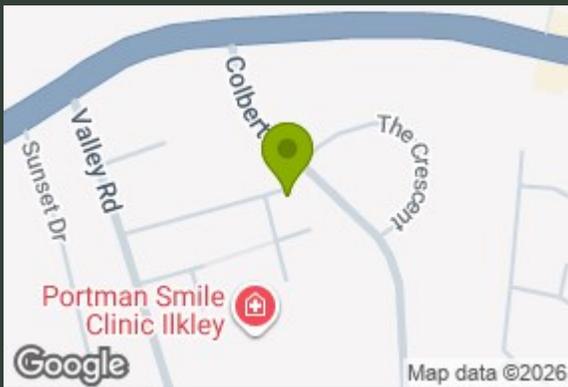
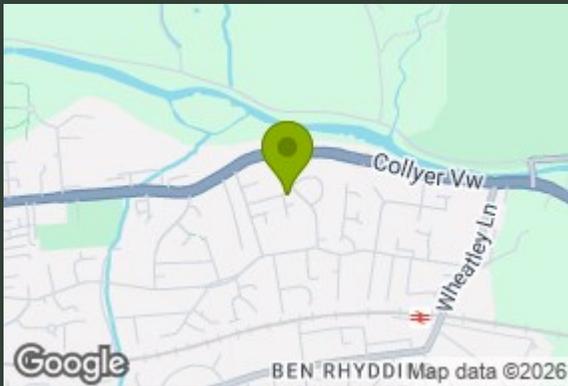
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



Total Area: 90.8 m² ... 977 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			86
(91-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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