



Strathmore Road | Ilkley | LS29 8PQ

£459,500

TW | TRANMER
WHITE
Trusted Estate Agents

2 Strathmore Road |
Ilkley | LS29 8PQ
£459,500

An attractive and easily managed detached house offering smartly presented accommodation of generous proportions and standing within delightful and carefully tended level gardens. The property includes a welcoming hallway, a bright and airy sitting room, a shower room and a particularly large and well equipped dining kitchen on the ground floor, whilst at first floor level there are two sizeable double bedrooms, a study and a bathroom with a modern white suite.

- Attractive Well Proportioned Detached House
- Entrance Vestibule & Hallway
- Large Dining Kitchen & Rear Vestibule With Utility Cupboard
- Two Double Bedrooms & Bathroom
- Garage & Driveway
- Smart Internal Order Throughout
- Sitting Room
- Shower Room
- Council Tax E & EPC Rating D
- Good Sized Well Tended Garden

GROUND FLOOR

Entrance Vestibule

With a modern composite door and a quarry tiled floor. A glazed inner door leads to:

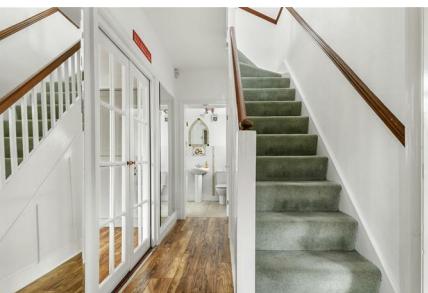
Reception Hall

12'0" x 5'9" (3.66m x 1.75m)

With an under stairs store cupboard.



An attractive and easily managed detached house offering smartly presented accommodation of generous proportions and standing within delightful and carefully tended level gardens.



Shower Room

With a tiled shower cubicle, pedestal wash basin and a low suite wc. Ceramic tiled floor and a chrome heated towel rail.

Sitting Room

16'5" x 12'9" (5.00m x 3.89m)

A bright and airy room with windows to three sides including glazed double doors opening onto the rear garden. Electric stove standing on a stone hearth.

Large Dining Kitchen

24'5" x 12'0" (7.44m x 3.66m)

Approached via glazed double doors from the hall, the kitchen includes a large separate dining area. The kitchen provides extensive fittings including an inset sink with mixer tap and a range of base and wall units incorporating cupboards, drawers and wooden work surfaces. Gas range cooker and integrated dishwasher.

Rear Entrance Vestibule

With a walk in store having plumbing for an automatic washer and housing the wall mounted gas central heating boiler.

FIRST FLOOR

Landing

Leading to:

Bedroom

12'0" x 11'6" (3.66m x 3.51m)

With a decorative fireplace and twin recessed wardrobes.

Bedroom

12'0" x 12' 0" (3.66m x 3.66m 0.00m)

With windows to two sides.

Study

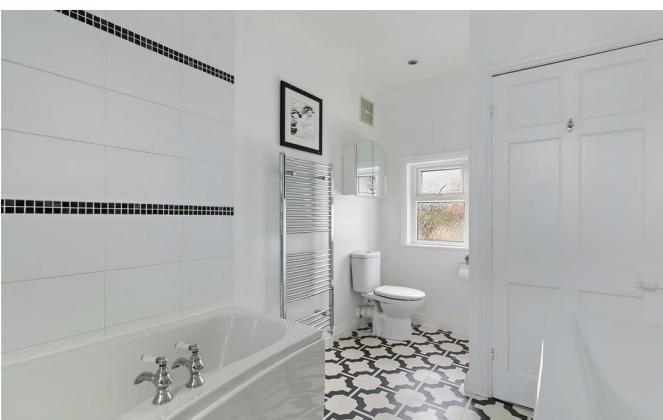
8'10" x 4'5" (2.69m x 1.35m)

With a laminate floor.

Large Bathroom

With a modern white suite comprising a panelled bath with a shower over, pedestal wash basin and a low suite wc. Chrome heated towel rail. Medicine cabinet and recessed spotlights.

OUTSIDE



Single Garage

With additional off road parking in the drive.

Gardens

The property stands on a good sized plot with neat, well screened and principally lawned gardens to both front and rear.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

City of Bradford Metropolitan District Council Tax Band E

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>

Please Note

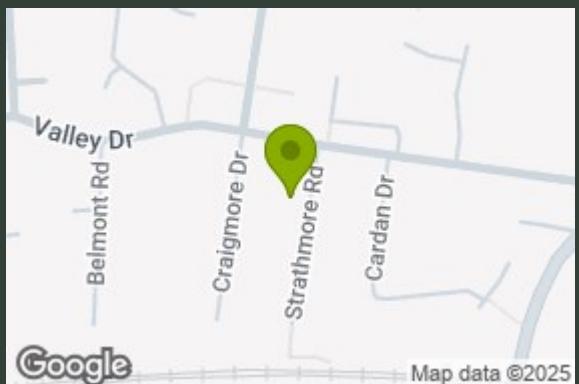
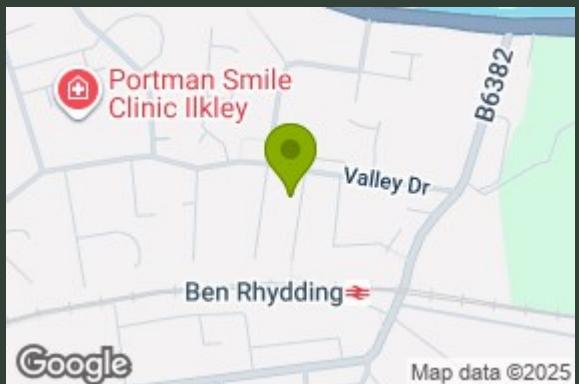
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

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.



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Ground Floor

First Floor

Total Area: 114.8 m² ... 1236 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A	76	
(81-91) B	55	
(69-80) C		
(55-68) D		
(35-54) E		
(21-35) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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