



Leamington Road | Ilkley | LS29 8EN

Asking price £289,000

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Trusted Estate Agents

10 Leamington Road |
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Forming part of a well-established residential area that is popular for its feeling of seclusion whilst being within easy reach of the town centre, this two bedroomed mid-terrace home provides well-proportioned accommodation arranged over two floors.

- For Sale With No Onward Chain
- Sought After Location
- Low-Maintenance Gardens
- Close To Riverside Walks

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

With stairs to the first floor and a door leading to:

Sitting Room

13'6 x 13'1 (4.11m x 3.99m)

Featuring a wood burning stove on stone hearth and a lovely Westerly aspect.

Breakfast Kitchen

14'5 x 7'10 (4.39m x 2.39m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven, four ring gas hob with hood over, fridge and plumbing for a washing machine. The kitchen provides space for a table and chairs as well as two windows providing an outlook over the rear garden. There is also a useful understairs pantry cupboard and a door leading out to the garden.

First Floor

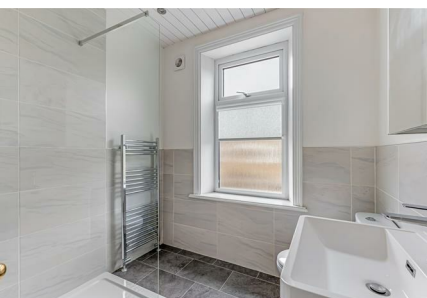
Bedroom

13'2 x 10'11 (4.01m x 3.33m)

A sizeable double bedroom including a cast iron feature fireplace and a recessed wardrobe.



The property occupies an enviable position, feeling peaceful and secluded while still being within easy reach of the town centre.



Bedroom

10'7 x 8'7 (3.23m x 2.62m)

With a cast iron feature fireplace and a window to the rear elevation.

Shower Room

7'5 x 7'1 (2.26m x 2.16m)

Well-appointed and comprising a walk-in rainfall shower with glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside

Front Garden

To the front of the property is a paved, West facing garden.

Rear Garden

A low-maintenance, paved garden enclosed by stone walls and including raised beds plus a garden shed.

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.

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