

27a Church Street | Ilkley | LS29 9DR

Asking price £245,000

TRANMER WHITE
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Conveniently positioned in the heart of Ilkley, this spacious maisonette offers well-proportioned accommodation arranged over two floors, enjoying wonderful views from both the front and rear windows.

The accommodation briefly comprises external stairs leading to a dining kitchen with ample space for a table and chairs, together with a useful utility room/cloakroom off. A spacious sitting room with an attractive bay window completes the first floor. Stairs lead to the second floor, where there are two double bedrooms and a shower room.

The property is smartly presented throughout, offering an appealing home in a highly convenient central location, ideally placed for Ilkley's shops, amenities and transport links.

- Convenient Central Ilkley Location With Far Reaching Views
- Spacious Accommodation of approximately 1,100 sq ft
- Two Double Bedrooms
- Spacious Sitting Room
- Dining Kitchen
- Utility & Cloakroom

GROUND FLOOR
With metal steps leading to the front door.

FIRST FLOOR

Entrance Porch
With a composite and glazed front door to the kitchen.

Utility Area and Cloakroom
8'0 x 6'0 (2.44m x 1.83m)
A useful space, comprising a WC, stainless steel sink and drainer, base cabinet and plumbing for a washing machine. A window to the front elevation, spotlights and wood effect floor covering complete the room.

Dining Kitchen
13'0 x 13'3 (3.96m x 4.04m)
Comprising a range of shaker style painted wall and base cabinets, granite worktops and ceramic splashbacks. Appliances include a Samsung induction hob and extractor hood over and Neff oven and microwave. There is also a wine rack, space for a fridge, spotlights, wood effect flooring and ample space for a dining table and chairs.







A smartly presented maisonette laid out over two floors with light, spacious rooms throughout.











Sitting Room
17'11 x 14'02 (5.46m x 4.32m)
The large, well-proportioned sitting room has a bay window to the front and continued wood effect flooring.

Inner Hall
With stairs to the second floor, and space that could provide a useful study area.

SECOND FLOOR

Bedroom One
18'00 x 14'02 (5.49m x 4.32m)
A spacious double bedroom, original feature fireplace with stone over, tiled hearth. There is also a bay window to the front, flooding the room with natural light.

Bedroom Two
13'03 x 8'07 (4.04m x 2.62m)
Another double bedroom, with a window to the rear, access to eaves store and an original feature fireplace with stone over.

Shower Room
10'02 x 5'04 (3.10m x 1.63m)
This smart shower room comprises of a basin and cabinet, WC, double shower cubicle, heated towel rail, tiling behind the sink, spotlights, a Velux window and wood effect flooring.

OUTSIDE

Parking
The lease grants the right to park one car to the rear of the property, which is accessed via South Hawksworth Street. We are awaiting further confirmation from our clients solicitors.

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.

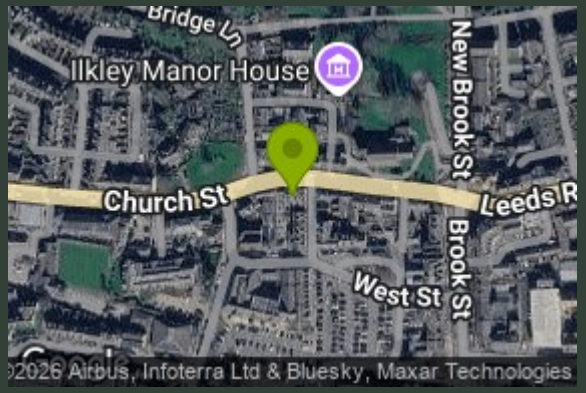
Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, 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.

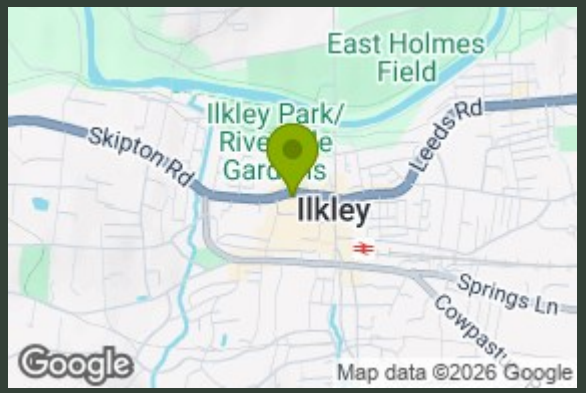
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

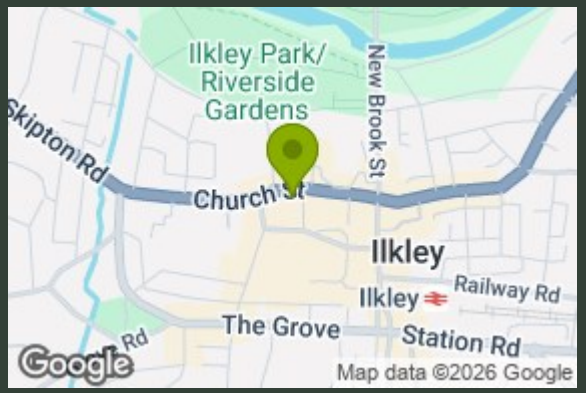
Tenure
We are informed by the client/s that the property is Leasehold. There is the balance of a 999 year lease from 1st January 1985.

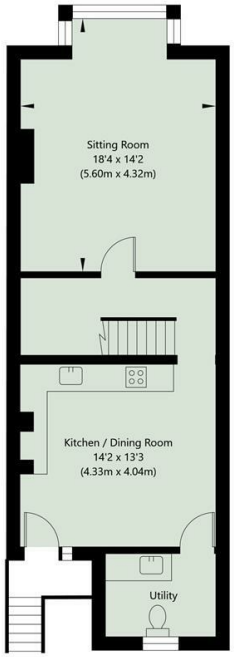
Service Charge
There is no annual service charge. Under the lease, 27a pays two thirds of the buildings insurance and two thirds of any maintenance required.

Council Tax
City of Bradford Metropolitan District Council Tax Band B.

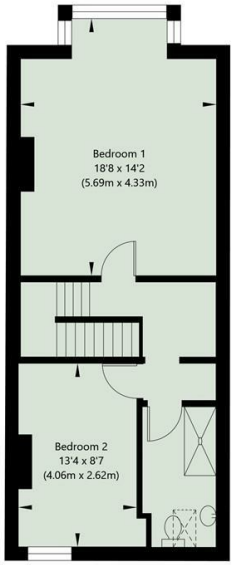






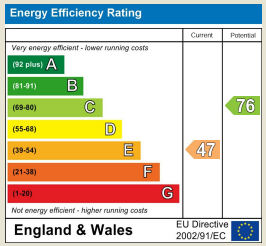


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 575 SQ FT / 53.4 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 525 SQ FT / 48.8 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1100 SQ FT / 102.2 SQ M
All Measurements are approximate and should be independently verified.
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