Little Lane | | Ilkley | LS29 8JF

Asking price £291,500

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Trusted Estate Agents

65 Little Lane | Ilkley | LS29 8JF

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An attractive stone built terrace house offering beautifully presented accommodation arranged over three floors and having a pleasant open outlook to the front with views towards Ilkley Moor. The property incorporates a sitting room and fitted kitchen on the ground floor whilst the upper floors include three bedrooms and a bathroom with a modern white suite. There is a south facing paved garden to the front.

- Stone Built Terrace House
- Modernised To High Standard
- Open Outlook With Views To Ilkley Moor
- Sitting Room
- Dining Kitchen
- Modern Bathroom
- Three Bedrooms
- Paved Front Garden
- EPC Rating D
- Council Tax Band B

GROUND FLOOR

Glazed Entrance Porch
With a tiled floor and a panelled entrance door to:

Sitting Room
14'0" x 13'6" (4.27m x 4.11m)
With a marble interior fireplace having a wooden surround and a living flame gas fire. Moulded ceiling corning. Views towards Ilkley Moor,

Dining Kitchen
11'2 x 10'3" (3.40m x 3.12m)
With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces. Electric oven and hob with a filter hood over. Recessed spotlights. Under stairs cupboard with plumbing for an automatic washer and a wall mounted gas central heating boiler. Door to the rear.

FIRST FLOOR

Landing
With recessed spotlights.

An attractive stone built terrace house offering beautifully presented accommodation arranged over three floors and having a pleasant open outlook to the front with views towards Ilkley Moor.

Bedroom
13'7" x 9'10" (4.14m x 3.00m)
Plus door entry area. Views towards Ilkley Moor. Laminate floor.

Bedroom
7'7" x 7'0" (2.31m x 2.13m)
With views over the valley.

SECOND FLOOR

Bedroom
15'3" x 13'8" (4.65m x 4.17m)
A bright and airy room with three Velux rooflight windows with views towards Ilkley Moor. Exposed beams. Recessed spotlights.

OUTSIDE

Front Garden
There is a south facing paved garden area to the front of the house.

Rear Yard
There is a yard to the rear of the house with two useful outhouses.

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.

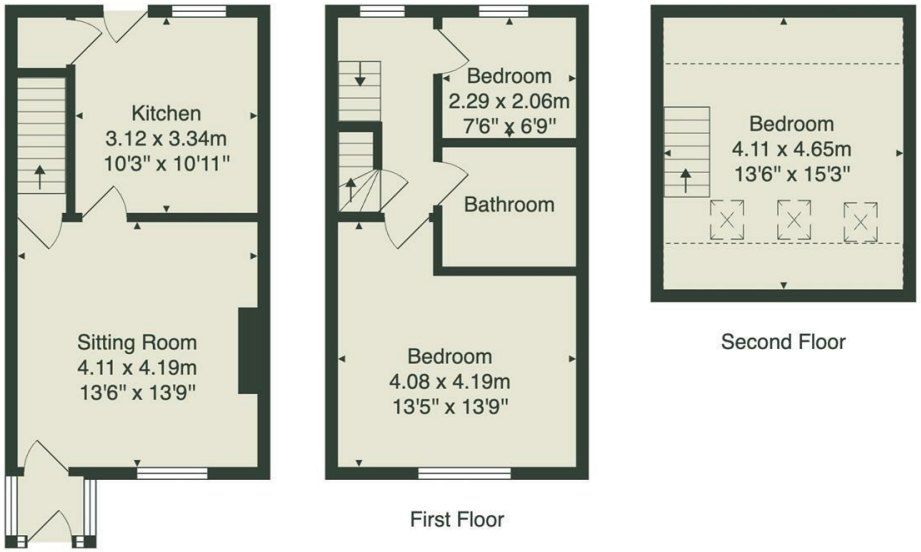
Council Tax
City of Bradford Metropolitan District Council Tax Band B.

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.

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.

Tenure
We are informed by the client/s that the property is Freehold.



Total Area: 83.4 m² ... 898 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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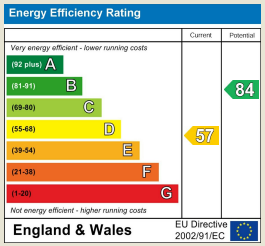

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