Thwaites Avenue | Ilkley | LS29 8EH

Asking price £365,000

TRANMER WHITE
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Occupying an enviable position within a peaceful cul de sac just a short walk from Ilkley town centre, this inviting semi-detached home provides ample three bedroomed accommodation and includes a low-maintenance rear garden as well as off-street parking.

- Cul De Sac Position
- Off-Street Parking
- Spacious Dining Kitchen
- Three Bedrooms

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch
A double glazed entrance porch with a door leading to:

Entrance Hall
9'0 x 5'2 (2.74m x 1.57m)
With stairs to the first floor.

Sitting Room
12'0 x 11'7 (into window) (3.66m x 3.53m (into window))
An inviting reception room including a featue fireplace with marble surround and hearth plus a window to the front elevation.

Dining Kitchen
18'2 (max) x 17'7 (max) (5.54m (max) x 5.36m (max))
A particularly spacious dining kitchen comprising a range of base and wall units with coordinating work surfaces plus tiled splashback and additional fitted babinets. Appliances include an oven plus grill, five ring gas hob with hood over, dishwasher and plumbing for a washing machine. Highlighting the dining area is a wood burning stove on stone hearth with brick surround.

Conservatory
10'6 x 9'7 (3.20m x 2.92m)
Allowing for an abundance of natural light and including a laminate woof floor as well as french doors leading to the rear garden.

First Floor

Thwaites Avenue is a sought after cul de sac, popular for it's feeling of seclusion whilst being within a short walk of the town centre and train station.

Bedroom
12'2 x 10'11 (3.71m x 3.33m)
An ample double bedroom enjoying a Westerly aspect.

Bedroom
11'4 x 10'7 (3.45m x 3.23m)
A second double bedroom including a window to the rear elevation.

Bedroom
12'0 x 6'4 (3.66m x 1.93m)
A single bedroom with a window to the rear elevation.

Shower Room
6'5 x 6'5 (1.96m x 1.96m)
Comprising a walk-in rainfall shower with sliding glass doors, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside

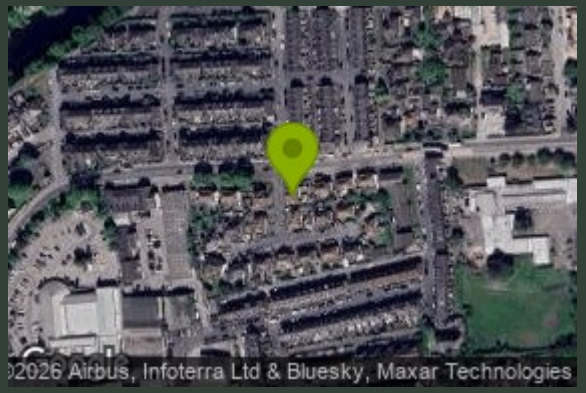
Driveway
A paved driveway with time adjustable outdoor lighting provides off-street parking for a vehicle.

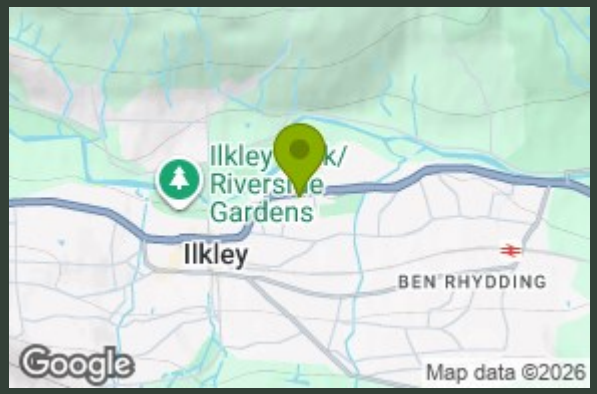
Rear Garden
To the rear of the property is a low-maintenance, paved garden that features a garden store.

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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017
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.





GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

FIRST FLOOR
416 sq.ft. (38.7 sq.m.) approx.

TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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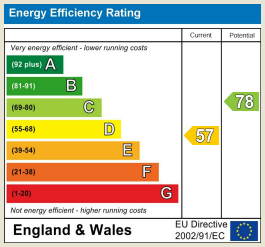

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