



Railway Terrace | Ilkley | LS29 8TB

Asking price £369,950

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9 Railway Terrace |
Ilkley | LS29 8TB
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A beautifully presented and thoughtfully designed two bedroomeed cottage with a generous garden and off-street parking, occupying an enviable location within a brief, level walk of Ilkley town centre and train station.

Having been painstakingly redesigned by the current owner, this exceptional home provides highly appointed accommodation retaining much of its original character. A versatile stone outbuilding provides the ideal home working or hobby space.

- Spacious & Flexible Reception Rooms
- Two Bedrooms
- Highly Appointed Kitchen & Utility Area
- Immaculately Presented Throughout

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

Accessed via a composite door and including a fitted cloaks cupboard.

Utility Area

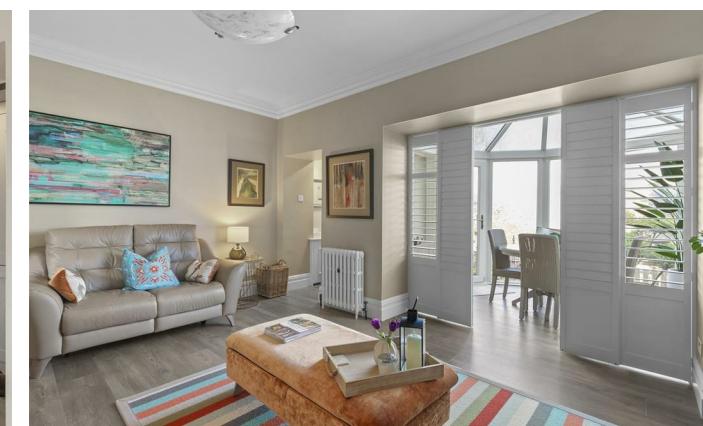
4'2 x 3'6 (1.27m x 1.07m)

Accessed via the entrance hall and featuring a range of fitted cupboards (one of which houses the boiler), worktop, an integrated washing machine and fitted plantation shutters.

Kitchen

16'4 x 8'9 (4.98m x 2.67m)

A very smart kitchen comprising a good range of base and wall units with coordinating oak work surfaces and concealed lighting. Integrated appliances include a Rangemaster cooker with hood over, fridge, freezer and dishwasher. Fitted plantation shutters. A cosy, wood panelled reading corner is positioned to one side of the kitchen.



Nestled amongst a sought after row of terraced homes, this inviting home features a tiered rear garden as well as a modest, South facing paved seating area to the front.



Sitting Room

16'5 x 12'2 (5.00m x 3.71m)

A sizeable reception room featuring an impressive media wall with fitted cabinets and shelving as well as a gas stove with stone surround and hearth plus a cast iron radiator.

Study Area

A significant recess to one corner of the sitting room has been cleverly utilised as a study space, with natural light via a window overlooking the rear garden with a fitted plantation shutter.

Garden Room

10'4 x 8'2 (3.15m x 2.49m)

Accessed via folding plantation shutters that allow the sitting room and garden room to function as either one space or two individual rooms, this light and airy room includes a glazed ceiling and cast iron radiator while offering a gorgeous outlook across the rear garden.

First Floor

Landing

12'2 x 3'4 (3.71m x 1.02m)

With recessed display shelving, linen cupboard and a hatch leading to the loft.

Bedroom

14'5 x 8'6 (4.39m x 2.59m)

A substantial double bedroom with a black cast iron radiator and featuring a range of fitted wardrobes with in-built drawers and shelves plus two windows overlooking the rear garden with fitted plantation shutters.

Bedroom

8'7 x 6'0 (2.62m x 1.83m)

With oak flooring, useful recess that currently functions as a reading corner and a window providing a Southerly aspect.

Shower Room

8'8 x 6'9 (2.64m x 2.06m)

Beautifully appointed and comprising a walk-in shower with sliding glass screen, hand wash basin within vanity unit, w.c, heated towel rail, mirror fronted recessed cabinet and plantation shutter.

Outside



Outbuilding

13'0 x 6'5 (3.96m x 1.96m)

A standout feature is the stone outbuilding that is located opposite the front of the property. This versatile space could be utilised in a number of different ways and includes light and power.

Front

To the front of the property is a modest, South facing paved area.

Rear

To the rear of the property is a tiered garden that features gravelled areas, artificial lawn and a paved seating area. Given the property's central location, this is a particularly generous garden.

Parking

To one side of Railway Terrace is an off-street parking area shared by the residents.

Please Note

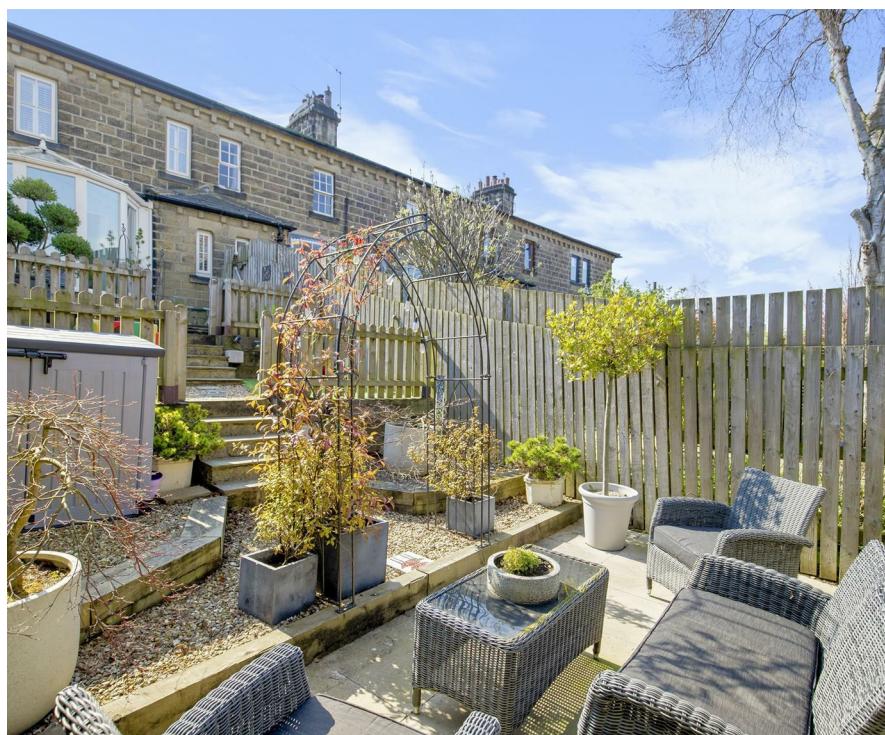
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

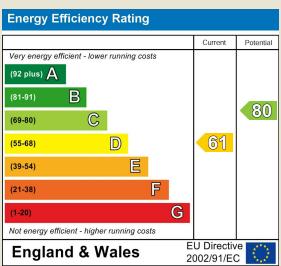
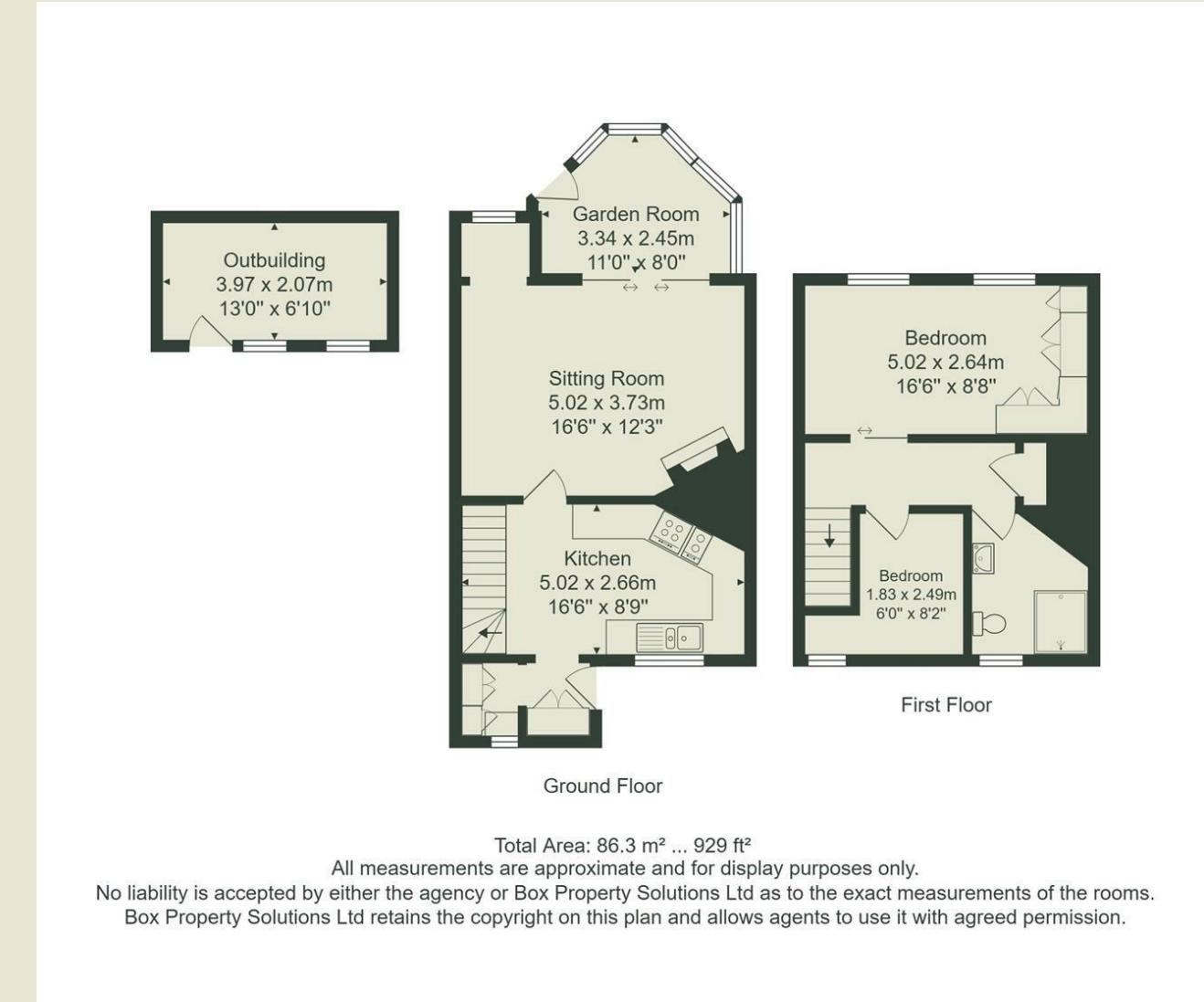
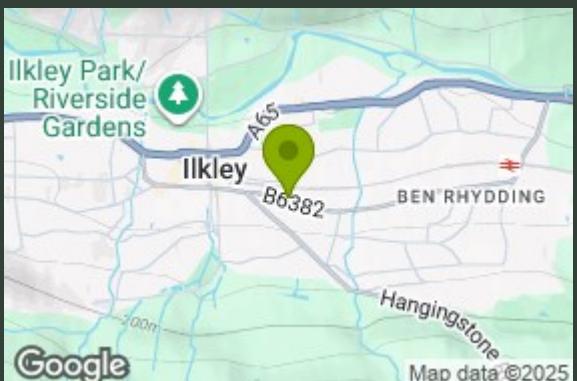
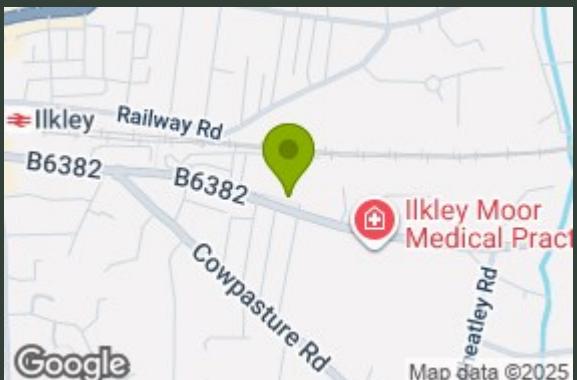
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



A tarmacadam area at the end of the row provides off-street parking for residents of Railway Terrace.



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