



Princess Road | | Ilkley | LS29 9NP

£669,950

TW | **TRANMER
WHITE**
Trusted Estate Agents

3 Princess Road |
Ilkley | LS29 9NP
£669,950

An attractive and individual detached property being mainly stone and rendered situated in an elevated position a short distance from Ilkley town centre. The accommodation has been lovingly renovated during the clients ownership and offers any new owner pristine accommodation. The layout in brief comprises a conservatory entrance area, living room, kitchen, utility, shower room and sitting room. Whilst to the first floor there are three bedrooms and a family bathroom. Outside to the front there is a garden, driveway and garage with integral access. Southerly facing gardens to the rear.

- Attractive detached property
- Two reception rooms
- Elevated position with stunning views
- South facing rear garden
- Three bedrooms
- Integral garage and driveway
- Close to Ilkley town centre

GROUND FLOOR

Conservatory/Entrance

10'07 x 7'06 (3.23m x 2.29m)

A Upvc conservatory with a door to the front elevation and a tiled floor.

Living room

14'07 x 12'9 (4.45m x 3.89m)

A bright and airy space with an engineered Oak floor, window to the front elevation and a useful storage cupboard. Opening to the kitchen area:



An attractive and individual detached property being mainly stone and rendered situated in an elevated position a short distance from Ilkley town centre.



Kitchen

11'04 x 8'03 (3.45m x 2.51m)

A range of cream shaker style wall and base units with coordinating Oak work tops, ceramic sink and drainer. Integral appliances to include an AEG oven, four ring gas hob and extractor hood over. Bosch integrated dishwasher and space for a tall fridge/freezer. A window to the rear elevation and Amtico flooring.

Utility Room

8'01 x 6'01 (2.46m x 1.85m)

With a door and window to the rear elevation. Washing machine with work top and cupboard over. Tiled floor. Integral access to the garage.

Shower Room

6'01 x 4'05 (1.85m x 1.35m)

With a corner shower cubicle, pedestal wash basin, WC and a heated towel rail. LVT flooring and a window to the rear elevation.

Sitting Room

16'07 x 10'7 (5.05m x 3.23m)

A cosy room with French doors to both the front and rear elevations, a window to the side elevation and engineered Oak floor. A lovely focal point to the room is the wood burning stove set on a stone hearth. There is also a useful under-stairs storage area.

FIRST FLOOR

Bedroom

14'11 x 11'02 (4.55m x 3.40m)

With a window to the front elevation with stunning views. Built in wardrobes.



Bedroom

10'10 x 8'3 (3.30m x 2.51m)

With a window to the rear elevation and built in wardrobes.

Bedroom

10'9 x 6'3 (3.28m x 1.91m)

With a window to the front elevation.

Bathroom

8'03 x 8'0 (2.51m x 2.44m)

With windows to the rear and side elevations, comprising a corner shower, bath, pedestal wash basin, WC and heated towel rail. Tiled floor and splash areas. Loft access hatch and spotlights to the ceiling, Underfloor heating.

Garage

16'03 x 12'03 (4.95m x 3.73m)

An integral garage accessed directly off the utility room. With an electric up and over door, wall mounted Worcester boiler and overhead storage.

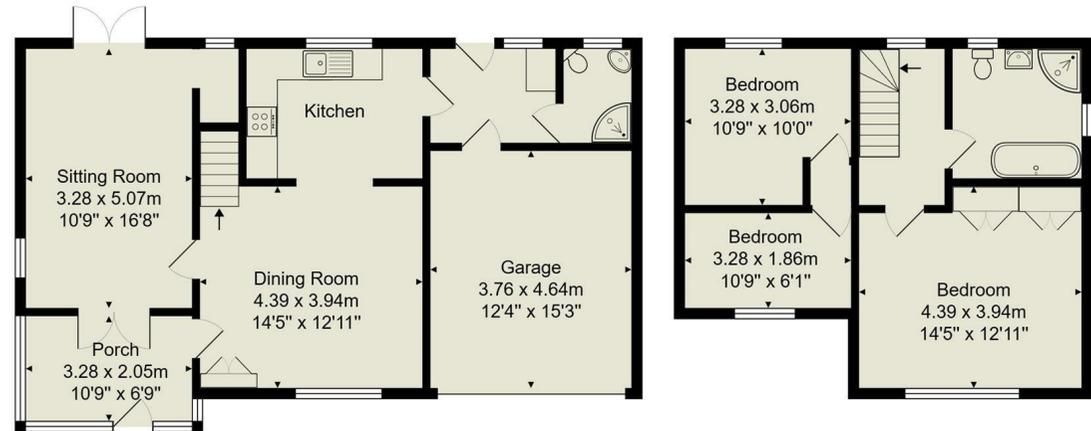
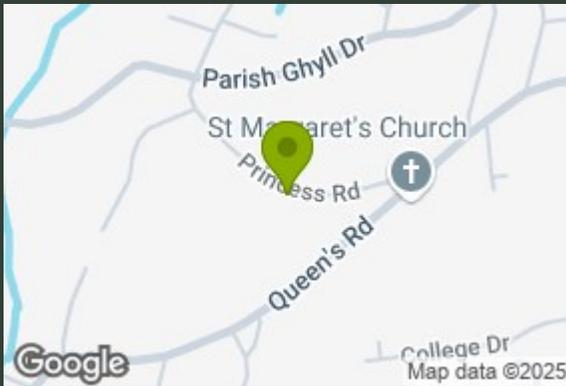
Gardens

The property is accessed via a Tarmacadam drive which leads to the garage. To the front of the property there is a lawned garden with a variety of fruit trees. Whilst to the rear of the property there is a South facing garden with a paved patio area, steps lead up to a raised lawned area, there are further well stocked raised beds, further seating area and a pond.



Outside to the front there is a garden, driveway and garage with integral access. Southerly facing gardens to the rear.





Total Area: 128.1 m² ... 1379 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>