

Sunset Terrace | Ilkley | LS29 8LZ

Asking price £315,000

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9 Sunset Terrace |
Ilkley | LS29 8LZ
Asking price £315,000

A handsome four storey end terrace house offering spacious and modernised accommodation together with a garage, parking space and garden area. The property incorporates a generous sitting room, a dining kitchen, two good sized bedrooms and a shower room with a modern white suite.

- A Handsome Four Storey End Terrace House
- Sitting Room
- 2 Bedrooms
- Garage & Parking Space
- Council Tax Band B
- Modernised To A Good Standard
- Dining Kitchen
- Modern Shower Room
- Lawned Garden Area
- EPC Rating E

GROUND FLOOR

Sitting Room
17'4" x 13'10" (5.28m x 4.22m)
With a smart composite front door, exposed wooden floor and a stone fireplace housing a fitted gas fire.

LOWER GROUND FLOOR

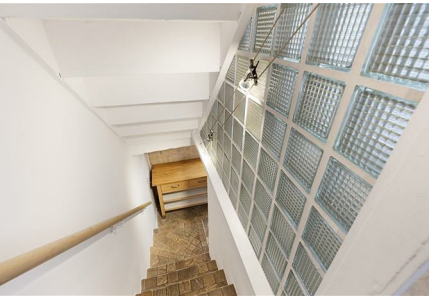
Dining Kitchen
16'10" x 13'1" (5.13m x 3.99m)
With a stainless steel sink with a mixer tap, fitted wall cupboards and an electric oven and gas hob. Log burning stove.







A handsome four storey end terrace house offering spacious and modernised accommodation together with a garage, parking space and garden area.











FIRST FLOOR

Landing
Giving access to:

Bedroom
13'6" x 9'10" (4.11m x 3.00m)

Bathroom
With a modern white suite comprising a tiled shower cubicle, wash basin and low suite wc. Travertine marble tiling to the floor and walls.

SECOND FLOOR

Bedroom
17'0" x 13'6" (5.18m x 4.11m)
With fitted cupboards and a pedestal wash basin. There is a large dormer window with a lovely outlook with long distance views down Wharfedale.

OUTSIDE

Single Garage
With an up and over door.

Garden
Adjacent to the garage is a gravelled parking area with a lawned area beyond.

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.

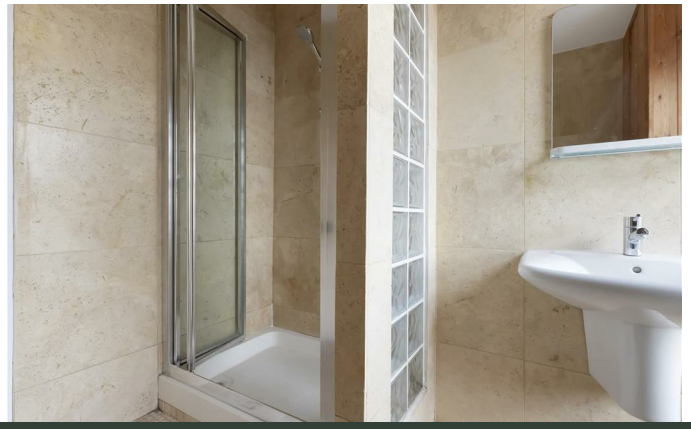
Council Tax
City of Bradford Metropolitan District Council Tax Band B











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

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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.

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.

Tenure

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



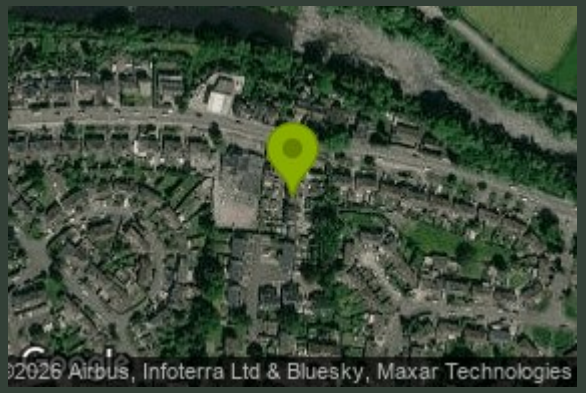


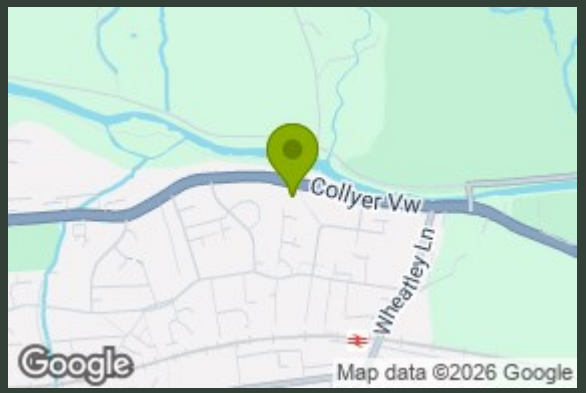
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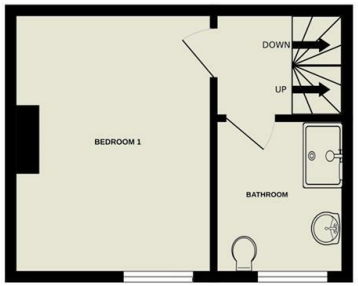




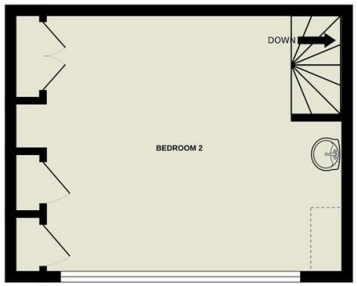




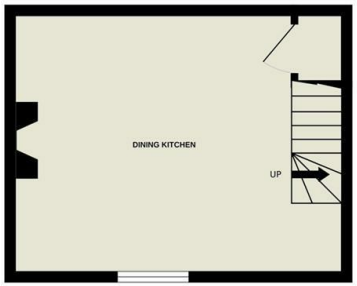




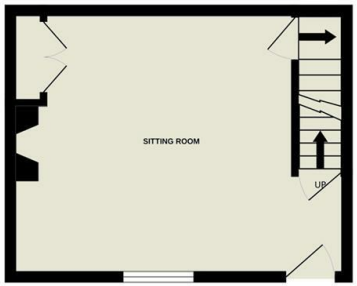
FIRST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



SECOND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



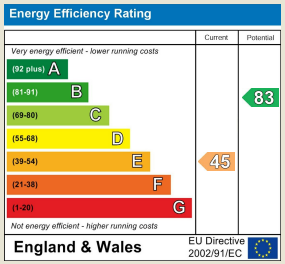
LOWER GROUND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
233 sq.ft. (21.6 sq.m.) approx.

TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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