



Leamington Terrace | Ilkley | LS29 8EJ

Asking price £269,500

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2 Leamington Terrace |

Ilkley | LS29 8EJ

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A charming two bed roomed terraced home forming part of a highly sought after residential area, located within a brief stroll of scenic riverside walks and Ilkley town centre.

Having been newly decorated and carpeted, this attractive stone-front property retains much of its original character and enjoys a beautiful Westerly aspect.

- Low Maintenance
- Two Double Bedrooms
- Gardens To The Front & Rear
- Highly Regarded Location
- Newly Decorated & Carpeted

With gas central heating, the accommodation comprises:

#### Ground Floor

##### Entrance Hall

Leading into:

##### Sitting Room

13'3 x 12 (4.04m x 3.66m)

A bright and spacious sitting room with fitted store cupboards and shelving, a stone hearth, picture rail, and window to the front elevation providing a Westerly aspect.

##### Breakfast Kitchen

11'10 x 10'6 (3.61m x 3.20m)

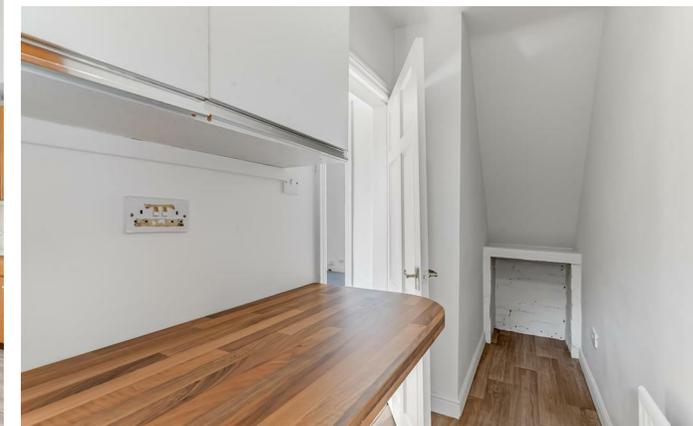
A generous breakfast kitchen area boasting a good range of base and wall units with coordinated work surfaces and a tiled splash back. Appliances include: provision for oven with hood over, as well as plumbing for a washing machine. A window provides an outlook over the rear garden with a door also leading out to the rear garden.

##### Utility

Including a timber worktop that has plumbing below and useful store cupboards above. Leads into:

##### Cloakroom

With W.C., window to the rear elevation and housing the boiler.



Leamington Terrace is a small, popular road situated close to The River Wharfe as well as Ilkley town centre and train station.



## First Floor

### Bedroom

13'4 (max) x 10'6 (4.06m (max) x 3.20m)

An ample double bedroom featuring a walk-in wardrobe and window to front elevation, enjoying a spacious feel due to its high ceiling.

### Bedroom

12'2 x 8'8 (3.71m x 2.64m)

A further double bedroom with a window to rear elevation providing an outlook over the rear garden.

### Bathroom

9 x 7'4 (2.74m x 2.24m)

A well appointed bathroom with window to the rear elevation and comprising a bath, walk-in shower, hand wash basin within vanity unit, heated towel rail and WC.

### Outside

#### Front Garden

A low maintenance paved West facing front garden enclosed by a stone wall.

#### Rear Garden

Easily managed rear garden, paved, with garden shed and access out to a rear access walkway.

#### 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>

#### Offer Acceptance & AML Regulations

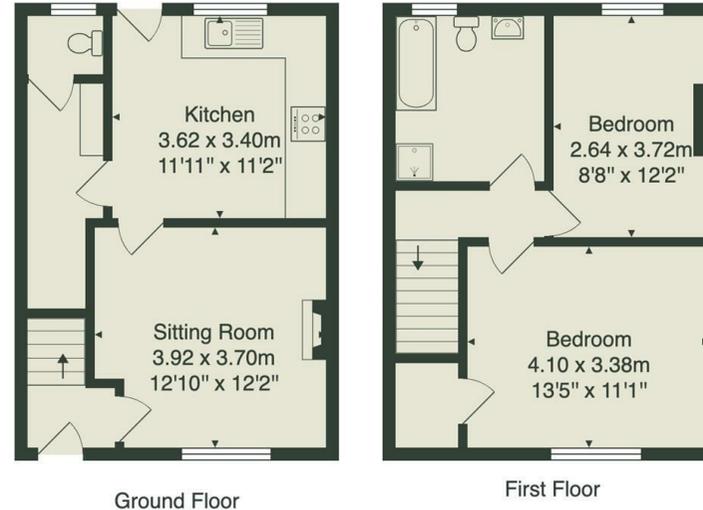
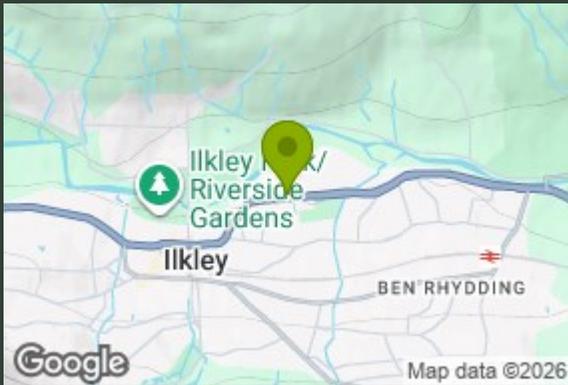
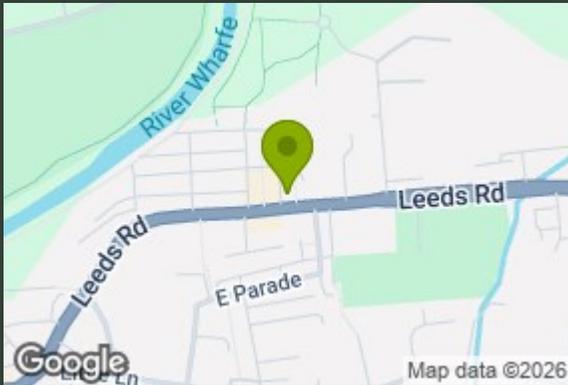
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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.



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Ground Floor

First Floor

Total Area: 75.4 m<sup>2</sup> ... 811 ft<sup>2</sup>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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