



Middleton Road | | Ilkley | LS29 9EX

£479,950

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

## Key features

- Mid Stone terrace
- Four bedrooms
- Two reception rooms
- Dining Kitchen
- Utility room
- Town centre location
- Close to Ilkley Park
- No Chain
- Potential to create off road parking to the rear

## Description

A four bedroomed stone built mid terraced property situated in an ideal location close to the town centre and a short walk to Ilkley park. The accommodation provides two reception rooms on the ground floor, steps lead down to a dining kitchen with a door leading directly out to the rear garden, utility room, cloakroom and useful storage area. To the first floor there are two bedrooms and a bathroom. To the second floor there are two further bedrooms. The property has a garden path and frontage, whilst to the rear there is a courtyard style garden. There are residents parking permits available for street parking



A stone built terrace house situated a short walk from the town centre and Ilkley park.

## GROUND FLOOR

### Entrance

Solid wooden door to the front elevation, vestibule area with a wooden and glazed door leading to the sitting room.

### Sitting Room

16'01 x 14'04

Having a bay window to the front elevation, decorative cornice and ceiling rose. Wooden fireplace with an electric fire inset.

### Family Room

14'05 x 12'10

Two windows to the rear elevation and a cast iron fireplace inset.

## LOWER GROUND FLOOR

### Dining Kitchen

14'02 x 12'07

A range of wall and base units, one and a half bowl stainless steel sink and drainer and tiling to the splash areas. A range of integrated appliances to include an eye level oven, 5 ring hob with extractor hood over, dishwasher, fridge and freezer. A cupboard housing the boiler, spotlights to the ceiling. A door and window to the rear elevation.

### Utility Room

5'11 x 14'4

A range of base cupboards and work tops, stainless steel sink and drainer. Tiling to the floor area, plumbing for a washing machine and spotlights to the ceiling.

### Cloakroom

Accessed off the utility room, WC, pedestal wash basin and a tiled floor area.







**Store Room**

14'03 x 6'04

Window to the front elevation.

**FIRST FLOOR**

**Bedroom One**

14'05 x 12'10

With a window to the front elevation.

**Bedroom Two**

10'06 x 8'10

With a window to the rear elevation.

**Bathroom**

10'06 x 5'02

A white suite comprising a bath with a shower over, pedestal wash basin, WC, tiling to the floor and walls and a towel rail. A window to the rear elevation and spotlights to the ceiling.

**SECOND FLOOR**

**Bedroom Three**

14'5 x 11'06

With a dormer to the front elevation.

**Bedroom Four**

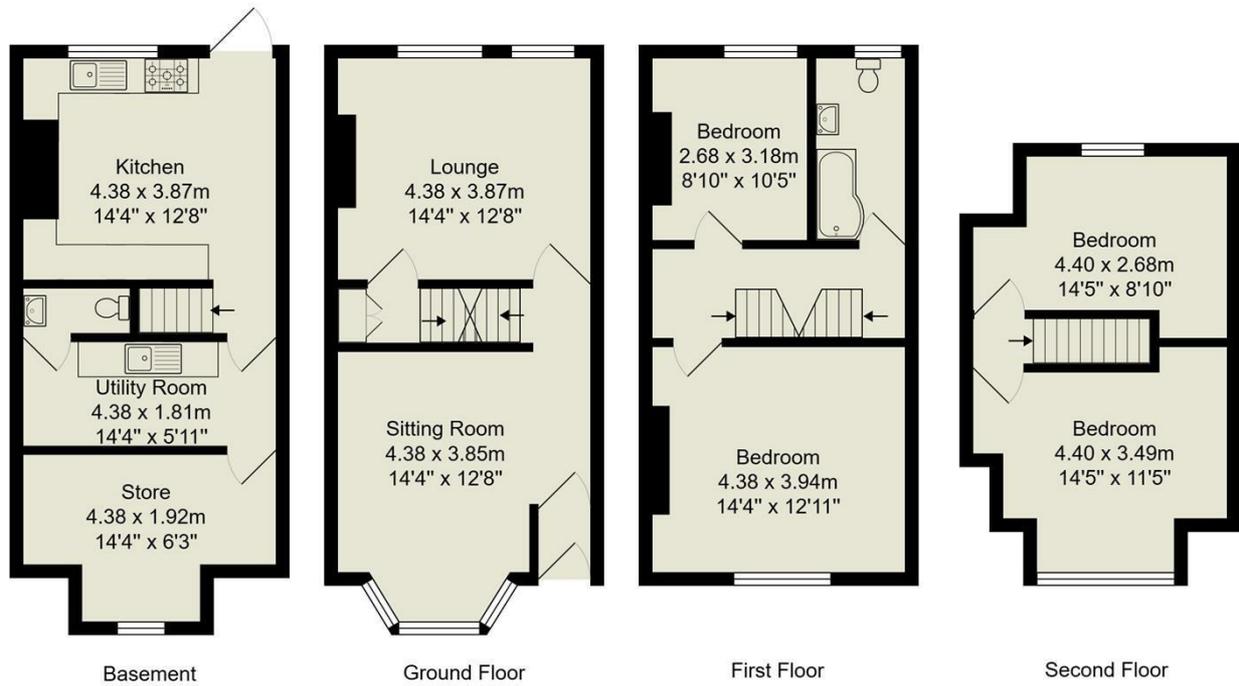
14'5 x 8'10

With a velux window.

**Gardens**

There is a garden to the front of the property and gated access. To the rear there is a courtyard garden with gated access. There is vehicle access to the back of the property and the potential to create off road parking if desired.

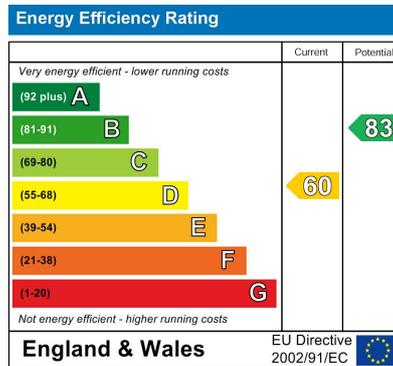
# Floor plans



Total Area: 149.6 m<sup>2</sup> ... 1610 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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

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