



East Parade | Ilkley | LS29 8JP

£329,950

TW | **TRANMER
WHITE**
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Key features

- Charming stone-built mid-terrace
- Conveniently located within easy level walking distance of the centre of Ilkley
- Stunning far-reaching views towards the iconic Cow and Calf Rocks
- Three well-proportioned double bedrooms and a generous family bathroom
- Private enclosed rear courtyard providing an attractive outdoor seating area
- Elegant bay-fronted sitting room

Description

A charming stone-built mid-terrace property offering deceptively spacious and beautifully proportioned accommodation arranged over three floors, ideally situated within easy level walking distance of the centre of Ilkley and enjoying stunning far-reaching views towards the iconic Cow and Calf Rocks.

The well-presented accommodation briefly comprises a welcoming entrance hall, an elegant sitting room featuring a lovely bay window to the front elevation, a spacious dining kitchen ideal for entertaining, and a highly useful utility area. To the first floor are two generous double bedrooms together with a separate cloakroom, whilst the second floor offers a further well-proportioned double bedroom and a superbly spacious family bathroom.

Externally, the property benefits from a private and enclosed rear courtyard, providing a pleasant space for outdoor seating and relaxation.



Enjoying stunning far-reaching views towards the iconic Cow and Calf Rocks.

GROUND FLOOR

Entrance Hall

With a upvc and glazed entrance door and a wood effect floor covering.

Sitting Room

14'04 x 11'07

A cosy room with a bay window to the front elevation, shelving to the wall recess and a wood effect floor covering. A focal point to this room is the wood burning stove sitting on a stone hearth with a stone plinth over.

Dining Kitchen

13'0 x 11'11

A well proportioned dining kitchen with ample space for a dining table and chairs. Comprising a range of wall and base cabinets with wood effect work tops and upstands. A ceramic sink and drainer arranged neatly under the window overlooking the rear courtyard area. Integrated appliances include a dishwasher, oven, induction hob with an extractor hood over. A door to the rear elevation and a wood effect floor covering.

Utility

A useful space housing the boiler, with two windows to the side elevation, space for a washing machine and dryer. Further useful storage space.

FIRST FLOOR

Separate Cloakroom

With a window to the rear elevation, concealed unit WC, wash basin, tiled walls and a wood effect floor covering.

Bedroom One

15'04 x 11'03

With a window to the front elevation and a built in cupboard.

Bedroom Two

12'9 x 9'04

With a window to the rear elevation.







SECOND FLOOR

Bedroom Three

14'0 x 8'10

With a dormer window to the front elevation and useful eaves storage.

Bathroom

8'11 x 8'03

Comprising a claw foot bath, shower cubicle, wash basin and a WC. There is a wood effect floor covering, Velux window, radiator with heated towel rail over.

Courtyard Garden

There is an enclosed courtyard garden to the rear with gated access.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

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.

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>

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



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