



Leicester Crescent | | Ilkley | LS29 8DX

Asking price £490,000

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A beautifully appointed and highly desirable mid-stone terrace, meticulously refurbished and thoughtfully reimagined by our clients to create an exceptional turnkey residence. Ideally situated just a short stroll from the vibrant heart of Ilkley, the property enjoys immediate access to an excellent selection of independent boutiques, cafés, bars, and restaurants.

The elegantly proportioned accommodation briefly comprises a welcoming entrance hall, a charming separate sitting room centred around a characterful wood-burning stove, and an impressive open-plan dining kitchen featuring a central island, laundry/cloakroom, and useful understairs storage. A superb extension provides a wonderfully versatile reception space, currently utilised as a formal dining room. Bathed in natural light, this stunning room benefits from bi-fold doors that create a seamless connection to the landscaped garden beyond.

Arranged across the first and second floors are four well-appointed bedrooms together with a sumptuous family bathroom, finished to an exacting standard.

To the rear of the property there is an enclosed garden arranged over two levels, predominantly stone paved and enjoying a desirable southerly aspect.

- Beautifully refurbished mid-stone terrace finished to an exceptional standard throughout
- Prime location within easy walking distance of the centre of Ilkley
- Elegant sitting room featuring a characterful wood-burning stove
- Stunning open-plan dining kitchen with central island
- Four well-appointed bedrooms and a luxurious family bathroom
- Enclosed south-facing rear garden with stone-paved terraces ideal for outdoor entertaining

GROUND FLOOR

Entrance Hall

With a solid wood entrance door and glazed panel over. Engineered oak flooring.



Meticulously refurbished and thoughtfully re-imagined by our clients to create an exceptional turnkey residence



Sitting Room

15'07 x 10'01 (4.75m x 3.07m)

With a bay to the front, plantation shutters, aged engineered oak floor and a panelled window bringing further natural light to the hall. Featuring a SIP wood burning stove and slate hearth, built in shelves and cupboards to recess.

Breakfast Kitchen

13'09 x 10'11 (4.19m x 3.33m)

From 'Hive' Kitchens of Ilkley, this open-plan dining kitchen features a central island with granite tops and upstands, and a Smeg range cooker. It also comprises a range of base and wall cupboards, a twin Belfast sink, tiled flooring, induction hob, extraction system, dishwasher, illuminated drinks cupboard, recycle unit, space for an American style fridge freezer and pendant lights over the island unit. The kitchen also includes a Hanstrom hot water tap, and a useful understairs cupboard.

Utility/ Cloakroom

5'09 x 4'09 (1.75m x 1.45m)

Providing space for a stacked washer and dryer, with tiled flooring, matching base and wall units, a ceramic recessed sink and granite worktop.

Understairs cupboard

Dining Room/ Garden Room

11'11 x 9'08 (max) (3.63m x 2.95m (max))

Featuring bifold doors opening to the extension. Plenty of natural light via three Velux windows. Tiled flooring and sliding doors to a household cupboard providing useful storage and housing the two year old Worcester boiler.

FIRST FLOOR

Bedroom One

14'01 x 11'10 (4.29m x 3.61m)

The principle bedroom featuring a cast iron fireplace and window to the rear. Also including two double fitted wardrobes providing plenty of storage.

Bedroom Four

6'09 x 5'08 (2.06m x 1.73m)

With a window to the rear.

Bathroom

12'07 x 8'06 (3.84m x 2.59m)

A luxurious sanctuary, comprising a free standing bath, twin bowl vanity unit, walk-in-shower, WC, towel rail (which can be heated with electric or gas), tiled flooring and spotlights. It also features a cast iron fireplace and a window to the rear.



SECOND FLOOR

Bedroom Two

14'01 x 13'00 (4.29m x 3.96m)

With a Velux window and one window to the front.

Bedroom Three

12'00 x 8'07 (3.66m x 2.62m)

Generous double bedroom with eaves storage and a Velux window.

Gardens

A paved, south facing garden enclosed by a fence and gate. Also with a raised second patio, which is low maintenance, enclosed with gardens to the front and rear. The rear garden provides ample patio areas to sit and enjoy the sun with a southerly aspect.

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

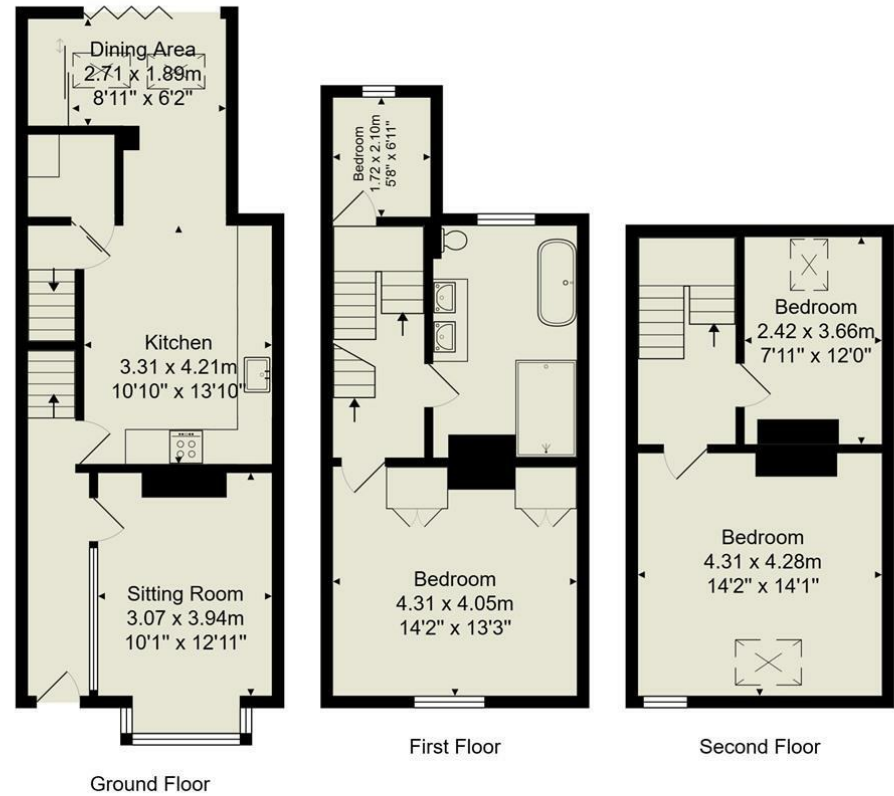
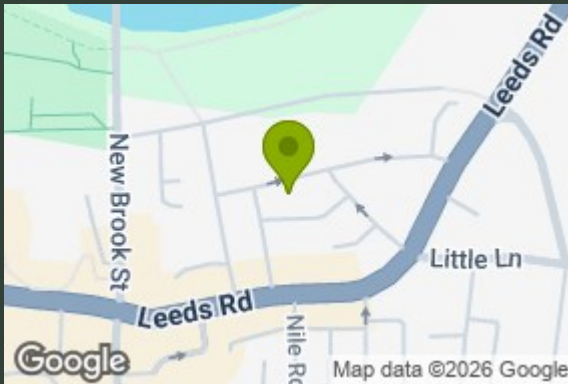
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification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



A private, south-facing rear garden that serves as the perfect suntrap for alfresco dining and relaxed outdoor living.





Total Area: 123.4 m² ... 1328 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.

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	

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