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38 Springs Terrace, Ilkley, LS29 8ST

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£475,000

A well presented five bedroom family home, retaining many period features, which include the original door bell pull, high ceilings, coving and large sash windows allowing the natural sunlight to flow through out the house. The property occupies an elevated position and therefore enjoys far reaching views over the town and valley beyond to the front and views of the Cow and Calf to the rear. The versatile and spacious living accommodation briefly comprises: a welcoming entrance hall with staircase to the upper floors, door to the rear garden and access down to the recently converted basement, kitchen and sitting room. The kitchen has modern fitted wall and base cupboards with quartz work surfaces and integral appliances, the sitting room has a large bay window to the front with views over the valley and a log burning stove. To the first floor there are two large double bedrooms, separate WC and house bathroom. To the second floor there are two further double bedrooms and a single bedroom. Outside, to the front of the property there is a terraced area and to the rear an enclosed garden with off street parking. Situated in a convenient location only a short distance from the town centre.

Ilkley is a thriving, historical Yorkshire town in the Wharfe Valley offering a wide range of amenities, boutique shops, everyday stores, traditional pubs, wine bars and restaurants to suit all tastes, as well as excellent social facilities to include the playhouse, lido pools, rugby, cricket and golf clubs. The town also benefits from well-regarded schools for all ages including Ilkley Grammar School. In addition, the stunning scenery of the Wharfe Valley provides opportunity for countryside walks. Likewise for the commuter, the town is ideal – there are regular train services to both Leeds and Bradford and for those travelling further afield, Leeds/Bradford International Airport is just over 11 miles.

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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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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Average	55	85

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Average	46	81

ACCOMMODATION

Having double glazed windows throughout, under floor heating in the bathroom and gas central heating.

RECEPTION HALL

The partially glazed front door opens into an impressive hallway with pendant ceiling lights, radiator, stairs to the upper floors, rear door to the garden and access to the sitting room, kitchen and cellar.

SITTING ROOM

Lovely light room with bay window to the front, coving, dado rail, central ceiling light, radiator, wood burning stove

DINING KITCHEN

A modern kitchen fitted with wall and base units with quartz work surfaces, Belling range cooker with electric oven and induction hob, Belfast sink and integral appliances which include a fridge freezer, dishwasher, washing machine. The boiler is housed within one of the cupboards, there is a window to the rear, two ceiling lights and a vertical wall radiator.

BASEMENT

Steps from the hallway lead down to the basement which has recently been renovated, double glazed sash windows to the front.

WC

Accessed from the first floor half landing, having a window to the rear, ceiling light, low level wc, hand basin with cupboard below.

BEDROOM 1

Large double bedroom with central ceiling light, coving, radiator and window to the front with far reaching views.

BEDROOM 2

Double bedroom with central ceiling light, dado rail, window to the rear with views of Ilkley Moor.

HOUSE BATHROOM

Having inset spot lights, underfloor heating, traditional

radiator with towel rail, window to the front with frosted glazing to part, free standing claw bath, power shower with rain shower head and body jets, low level WC and pedestal hand basin.

BEDROOM 3

Double bedroom with central ceiling light, radiator dormer window to the front with views over the valley.

BEDROOM 4

Double bedroom with central ceiling light, radiator, dormer window to the rear with views of Ilkley Moor and having storage space built into the eaves currently used as a childrens den!

BEDROOM 5

Currently used as office space with ceiling light and dormer window to the front elevation.

OUTSIDE

To the front, there are steps up from the pavement to a paved terrace with space for large pots, further steps lead up to the front door. To the rear of the property is the southerly facing garden, having a lawn bordered by shrubs, a terrace and off street parking for one car. Additional storage runs down the side of the house and can be accessed from both the front and rear gardens.

DIRECTIONS

From the centre of Ilkley proceed up Brook Street and take the left turn onto Station Road/B6832, continue a short distance and number 38 can be found on the right hand side.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

INVESTMENTS * LETTINGS * MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
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(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		

The particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is under offer or sale, the buyer/tenant should be aware that there may be charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of buying or home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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