



Leamington Terrace | | Ilkley | LS29 8EJ

Asking price £295,000

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6 Leamington Terrace |  
Ilkley | LS29 8EJ  
Asking price £295,000

A charming two double bed roomed home nestled within a peaceful residential area, sought after for its close proximity to Ilkley town centre and scenic riverside walks.

Featuring an open-plan dining kitchen and a well-appointed bathroom, this inviting mid-terrace home benefits from low maintenance gardens to the front and rear. The property is ideally placed within easy reach of Ashlands Primary School, Ilkley Grammar School and the train station.

- Two Double Bedrooms
- Well-Appointed Bathroom
- Open-Plan Dining Kitchen
- Gardens To The Front And Rear
- EPC Rating C
- Fully Double Glazed

With gas central heating and double glazing, the accommodation comprises:

#### Ground Floor

##### Entrance Hall

##### Sitting Room

12'0 x 13'3 (3.66m x 4.04m)

An ample sitting room featuring an ornate ceiling rose, coving and a useful understairs store cupboard.

##### Dining Kitchen

16'5 x 10'7 (5.00m x 3.23m)

A full-width dining kitchen comprising a good range of base and wall units with a kitchen island, coordinating work surfaces and concealed lighting. Appliances include a new oven, four ring gas hob with hood over, space for a fridge/freezer, plumbing for a dishwasher and plumbing for a washing machine. A door leads out to the rear garden. Wall mounted gas boiler installed in 2022.

#### First Floor



Leamington Terrace is a highly regarded row of Victoria Terraced homes that retain much of their original character.



### Bedroom

13'5 (max) x 10'7 (4.09m (max) x 3.23m)

A generous double bedroom featuring a recessed wardrobe and enjoying a lovely Westerly aspect.

### Bedroom

12'2 x 8'1 (3.71m x 2.46m)

A further double bedroom including a recessed wardrobe with store cupboards over.

### Bathroom

9'1 x 6'10 (2.77m x 2.08m)

Comprising a bath, walk-in shower, hand wash basin, w.c. and a heated towel rail.

### Outside

#### Front Garden

To the front of the property is a well-kept, West facing slate gravelled garden enclosed by a stone wall.

#### Rear Garden

A low maintenance rear garden including two external stores.

#### Tenure

Freehold.

#### Council Tax

City of Bradford Metropolitan District Council Tax Band C.

#### Please Note

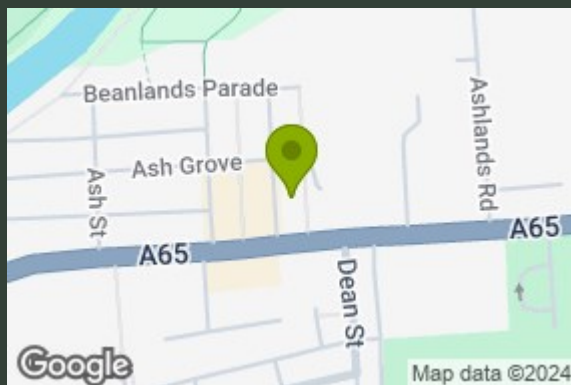
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#### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

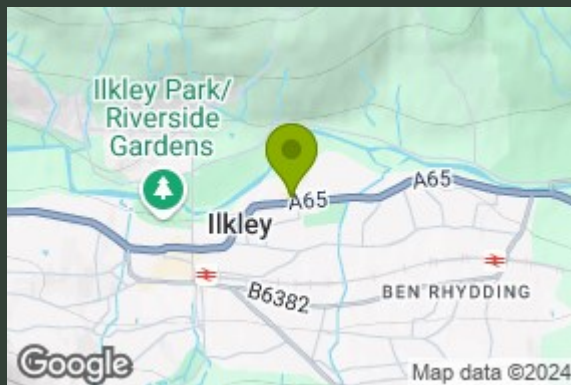
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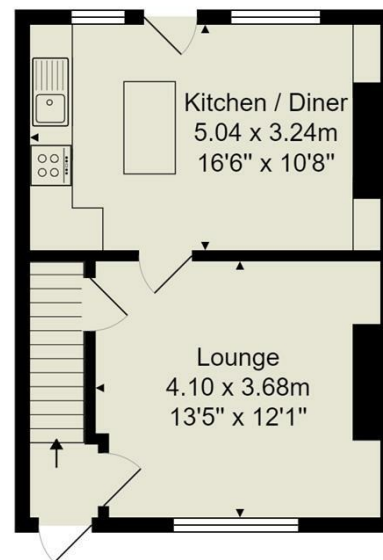
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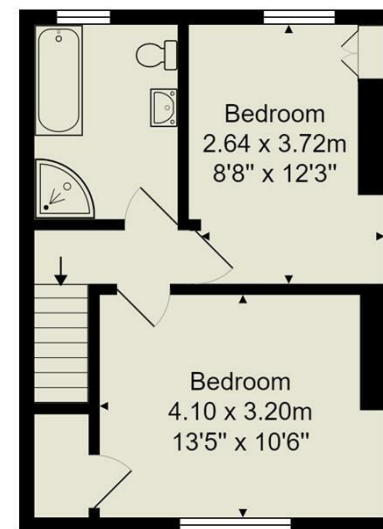
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Ground Floor



First Floor

Total Area: 71.4 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			91
(91-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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