



Yewcroft | | Ilkley | LS29 9AF

£350,000

TW TRANMER
WHITE
Trusted Estate Agents

9 Yewcroft |
Ilkley | LS29 9AF
£350,000

BEST OFFERS IN WRITING ON TUESDAY 28TH OF MAY BY 5PM.

An individual three storey stone built detached home of great character, occupying an enviable setting in a highly regarded neighbourhood to the west of Ilkley town centre and having a lovely private garden and off road parking.

- Characterful Detached Three Storey House
- Enclosed Cottage Garden
- Sitting Room With Solid Fuel Stove
- Store Cellar
- Gas Central Heating
- Located In A Popular Neighbourhood To The West Of Ilkley Town Centre
- Off Road Parking To Rear
- Fitted Kitchen
- 3 Bedrooms & Bathroom
- Double Glazing

GROUND FLOOR

Sitting Room

14'6" x 13'0" (4.42m x 3.96m)

With a stone fireplace with a solid fuel stove standing on a stone hearth.

Kitchen

11'10" x 7'6" (3.61m x 2.29m)

With a stainless steel sink unit and a range of fitted base and wall units with cupboards and heat resistant work surfaces.

LOWER GROUND FLOOR

Useful Store Cellar

FIRST FLOOR

Landing

Leading to:



An individual three storey stone built detached home of great character, occupying an enviable setting in a highly regarded neighbourhood to the west of Ilkley town centre and having a lovely private garden and off road parking.



Bedroom

10'0" x 9'6" (3.05m x 2.90m)
With a fitted wardrobe.

Bedroom

9'8" x 9'0" (2.95m x 2.74m)

Bathroom

With a white suite comprising a panelled bath with a shower over, pedestal wash basin and low suite wc. Ceramic tiled walls.

SECOND FLOOR

Bedroom

16'9" x 14'9" (5.11m x 4.50m)

With two windows to the side elevation and a Velux rooflight window.

OUTSIDE

Parking

There is off road parking to the rear of the house, accessed from Westville Road.

Garden

There is an enclosed and principally walled garden to the front of the property, with pedestrian access from Kingsway Drive.

PLANNING

The property is considered suitable for extension, subject to obtaining any necessary planning approval. Planning consent to significantly extend the property was previously granted in 2019 (Application ref 19/01082/HOU).

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

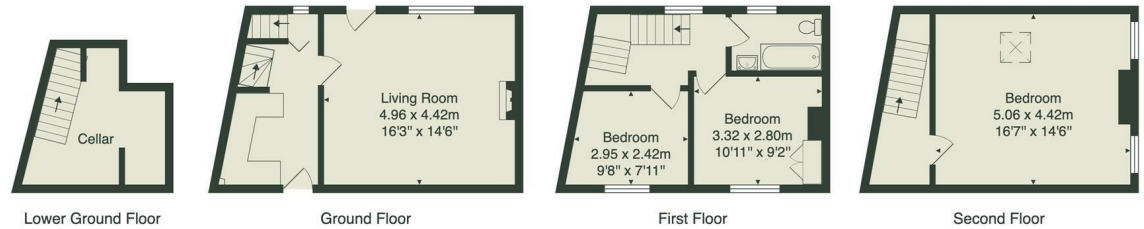
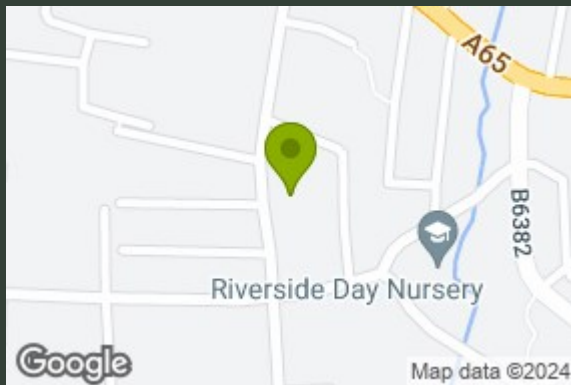
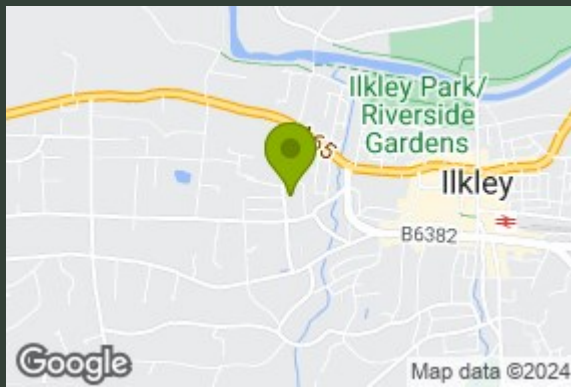
City of Bradford Metropolitan District Council Tax Band E.

Please Note

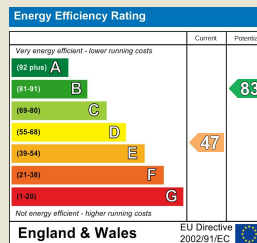
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Total Area: 98.1 m² ... 1056 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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139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>