



Yewcroft | | Ilkley | LS29 9AF

£350,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

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

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

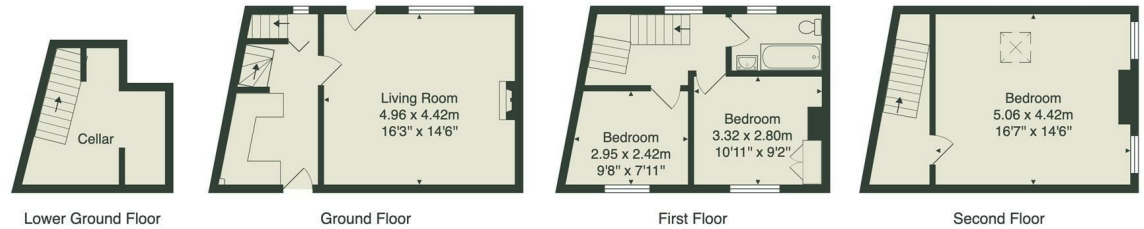
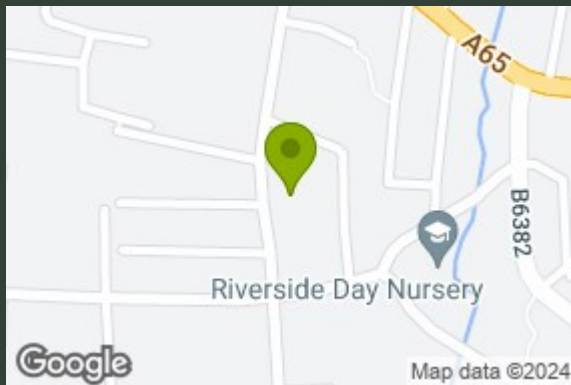
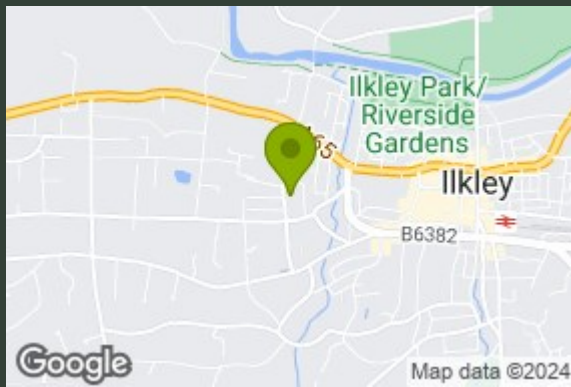
City of Bradford Metropolitan District Council Tax Band E.

### Please Note

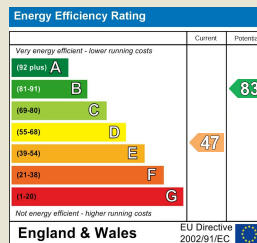
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### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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 m<sup>2</sup> ... 1056 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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