



St. Johns Road | Ilkley | LS29 8QT

£367,500

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6 St. Johns Road |
Ilkley | LS29 8QT
£367,500

A very smart three bedroomed extended mid terrace property situated a short walk from Ben Rhydding train station. The property has been thoughtfully updated by the current owners to create a practical home with excellent use of space and ample storage. The accommodation comprises a dining reception hall, kitchen, sitting room with a wood burning stove, three bedrooms, study/hobbies room and a house bathroom. Outside the property has low maintenance gardens to the rear. There are far reaching views to both the front and rear elevations.

- Three Bedrooms
- Wood Burner
- Close to a train station
- Kitchen Extension
- Cow and Calf views
- Council tax band C

Dining Reception Hall

15'43 x 8'06 (4.57m x 2.59m)

A composite door with glazed panel gives access to a welcoming dining reception hall, with 'Karndean Knight' herringbone style flooring, a window to the rear elevation and bespoke built in cupboards providing useful floor to ceiling storage and also housing the boiler.



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Kitchen

14'39 x 5'84 (4.27m x 1.52m)

A wonderfully light kitchen situated in the ground floor extension with full height ceiling having two windows to the rear elevation and two ceiling Velux windows. A contemporary kitchen by John Lewis comprising a range of wall and base units cleverly designed to make good use of the ceiling height. Coordinating worktops and upstands. A range of quality integrated appliances to include a 5 ring Neff gas hob with extractor fan over, Neff oven, Bosch dishwasher, space for a fridge/freezer. Stainless steel sink and drainer.

Sitting Room

13'37 x 12'42 (3.96m x 3.66m)

A cosy sitting room, a lovely focal point is the fireplace with woodburning stove and wooden plinth over, picture rail, built in shelving to the recess, large understairs storage cupboard and two windows to the front elevation.

Stairs to the first floor

Landing area with a window to the rear with views towards Middleton.

Bedroom One

12'17 x 10'05 (3.66m x 3.18m)

A window to the front elevation with views towards the Cow and Calf rocks, wardrobes built into the recess and a large under stairs storage cupboard.

Bedroom two

8'35 x 7'36 (2.44m x 2.13m)

A window to the front elevation also with views of Ilkley Moor.

House Bathroom

7'78 x 5'07 (2.13m x 1.70m)

Comprising a bath with a shower over and separate shower attachment, vanity unit with integrated basin and concealed unit WC, heated towel rail, marble effect tiling to the walls and floor area. Spotlights to the ceiling and a window to the rear elevation.

Stairs to the Second Floor

Study/Hobbies Room

13'40x 9'68 (3.96mx 2.74m)

Having a dormer window to the front elevation with far reaching views towards Ilkley Moors, exposed floor boards and giving access to:

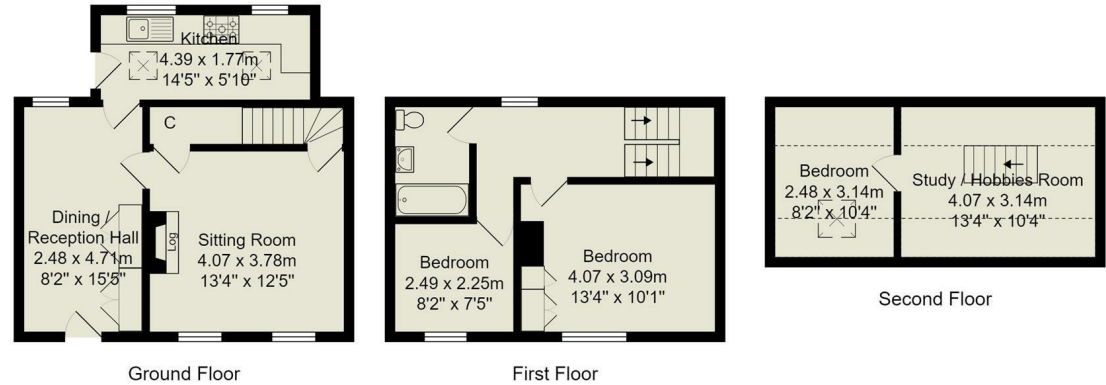
Bedroom Three

10'32 x 8'20 (3.05m x 2.44m)

Having a Velux window and exposed floorboards.

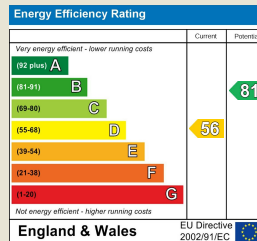
Gardens

To the rear of the property there is a low maintenance paved garden and an outside tap.



Total Area: 92.8 m² ... 999 ft²

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