



Golden Butts Road | | Ilkley | LS29 8HS

Asking price £225,000

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WHITE**
Trusted Estate Agents

38 Golden Butts Road |
Ilkley | LS29 8HS
Asking price £225,000

A well-proportioned two bedroomed mid-terrace home featuring a private garden and off-street parking, located within a short walk of Ilkley town centre and train station.

- Off-Street Parking
- Low Maintenance Garden
- Two Bedrooms
- Outlook Towards Ilkley Moor

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

Ground Floor

Sitting Room

15'1 x 11'1 (4.60m x 3.38m)

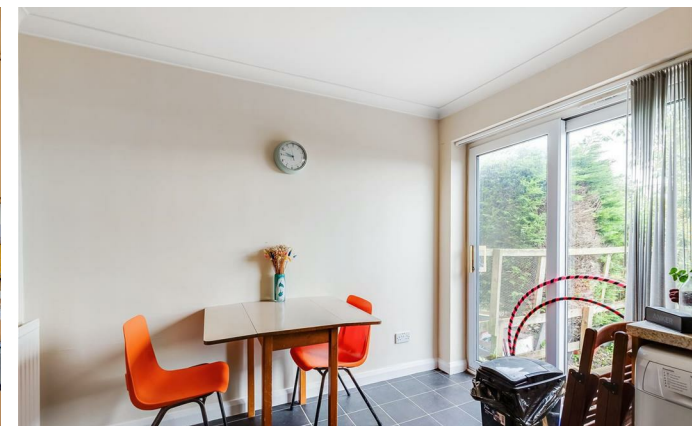
An inviting sitting room featuring a useful understairs cupboard and a Southerly aspect.

Kitchen

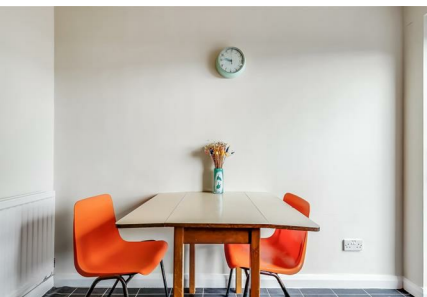
11'0 x 9'2 (3.35m x 2.79m)

Comprising a range of base and wall units with coordinating work surfaces and a sliding glazed door leading out to the rear garden. Appliances include an oven, four ring gas hob with hood over, space for a fridge/freezer and plumbing for a washing machine.

First Floor



Enjoying a lovely Southerly aspect to the front, parking space and a paved rear garden.



Bedroom

11'0 x 9'8 (3.35m x 2.95m)

A double bedroom including a useful store cupboard and a delightful outlook towards Illkley Moor.

Bedroom

11'0 x 6'5 (3.35m x 1.96m)

With a window to the rear elevation.

Bathroom

7'11 x 4'7 (2.41m x 1.40m)

Comprising a bath with shower over plus glass screen, hand wash basin and w.c.

Landing

7'11 x 6'0 (2.41m x 1.83m)

With a hatch leading to the loft.

Outside

Garden

To the rear of the property is a generous, paved garden.

Parking

To the front of the property is an off-street parking space.

Tenure

Freehold

Please Note

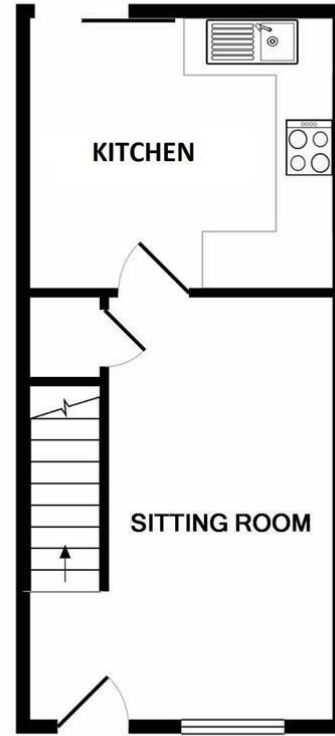
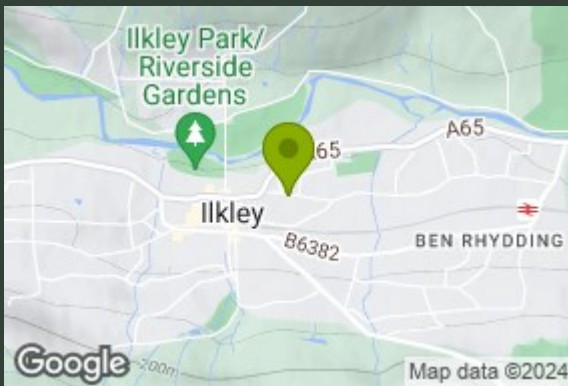
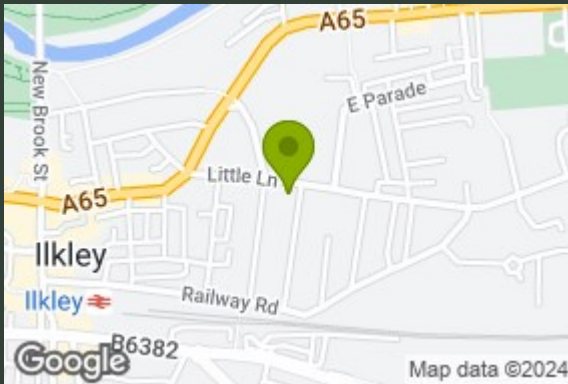
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

Council Tax

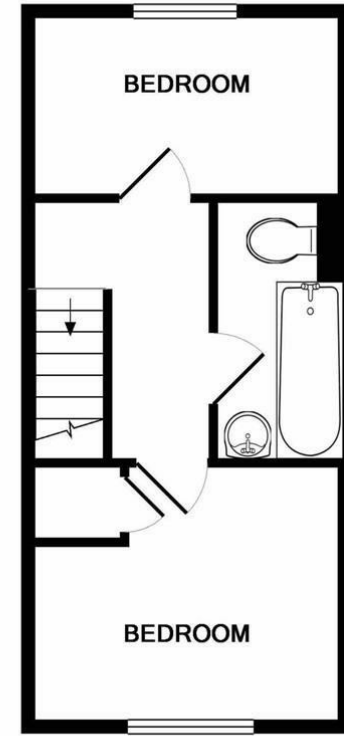
City of Bradford Metropolitan District Council Tax Band C.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.

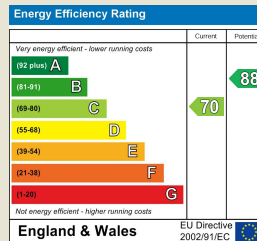


GROUND FLOOR



FIRST FLOOR

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
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