



Vale Gardens | | Ilkley | LS29 8LB

£460,000

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12 Vale Gardens |  
Ilkley | LS29 8LB  
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A stone and rendered four bedroomed town house offering family accommodation situated a short level walk to Ilkley town centre. The property offers open plan living dining kitchen space, downstairs cloakroom, four bedrooms, the principal being en-suite and a family bathroom. There is off road parking and a low maintenance south facing rear garden.

- Smartly Presented Townhouse
- Light and Airy Open Plan Living Kitchen Area
- House Bathroom, En-Suite and Cloakroom
- Off Road Parking
- Cul De Sac Location
- Four Bedrooms
- Sitting Room with South Facing Balcony
- South Facing Rear Garden
- Level walk to Ilkley Town Centre
- Council Tax Band E

**Entrance Hall**

Upvc door and window to the front elevation. Useful coats and shoes area, laminate wood flooring and an under-stairs storage cupboard.

**Cloakroom**

Comprising a pedestal washbasin, WC and a tiled floor area.

**Open Plan Kitchen/Dining/Living Space**



A stone and rendered four bedroomed town house offering family accommodation situated a short level walk to Ilkley town centre.



### **Kitchen Area**

16'45 x 13'35 (4.88m x 3.96m)

A range of contemporary high gloss wall and base units, with coordinating work tops, upstands and breakfast bar. A range of integral appliances to include oven, hob, washer and dishwasher. Space for an American style fridge freezer. Stainless steel sink and drainer. A Upvc door and windows to the rear elevation, tiled floor and spotlights to the ceiling. Cupboard housing the boiler.

### **Sitting and Dining Area**

20'59 x 8'33 (6.10m x 2.44m)

Open plan off the kitchen is this fabulous family space to dine and is currently used as a further sitting room. With a window to the front elevation, spotlights to the ceiling and a tiled floor.

### **Stairs to the First Floor**

With a window to the side elevation.

### **Bedroom One**

15'31 x 14'54 (4.57m x 4.27m)

French doors open onto a Juliet balcony to the front elevation, further window to the front elevation and coving to the ceiling.

### **Ensuite Shower Room**

Comprising a shower cubicle, pedestal wash basin, WC, tiling to the splash areas, chrome heated towel rail, extractor fan and shaver point.

### **Sitting Room**

15'33 x 13'25 (4.57m x 3.96m)

French doors open onto a balcony (South facing) to the rear elevation enjoying views towards Ilkley Moor and a further window to the rear elevation. Spotlights and coving to the ceiling.

### **Stairs to the Second Floor**

A loft hatch and pull down ladder give access to a boarded loft space. Useful airing cupboard.

### **Bedroom Two**

15'03 x 10'11 (4.65m x 3.33m)

Having two windows to the front elevation. A range of fitted furniture comprising four double wardrobes and matching drawers.

### **Bedroom Three**

13'27 x 8'76 (3.96m x 2.44m)

Having fitted wardrobes and a window to the rear elevation.

### **Bedroom Four**

9'76 x 6'31 (2.74m x 1.83m)

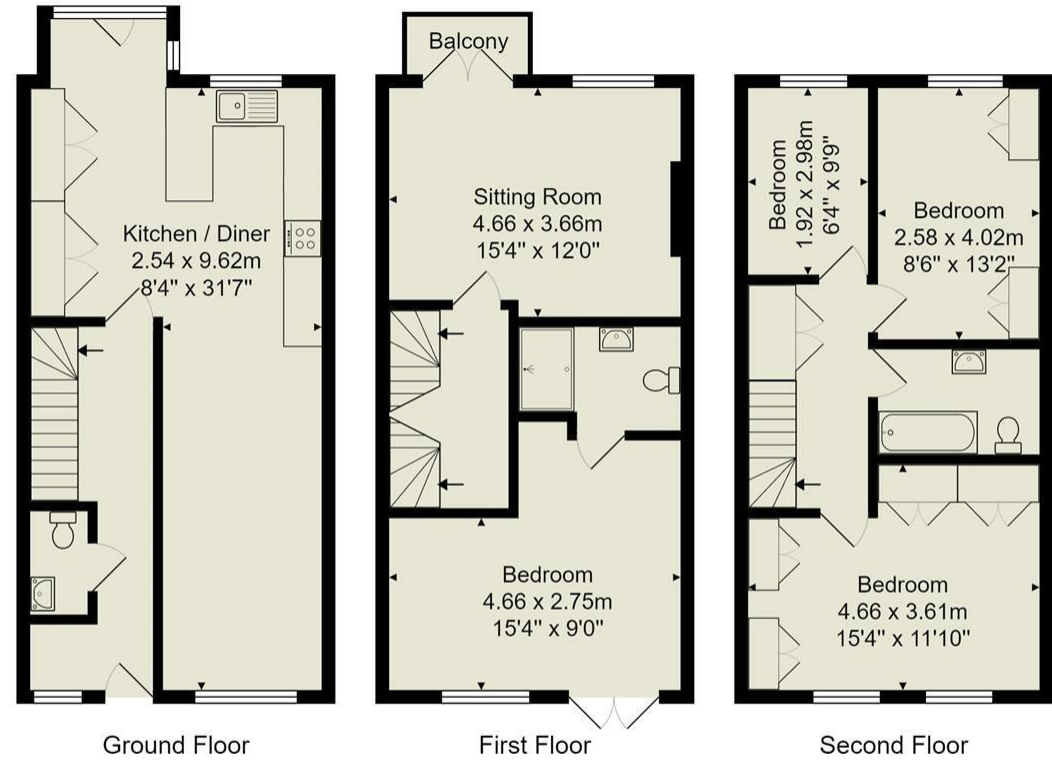
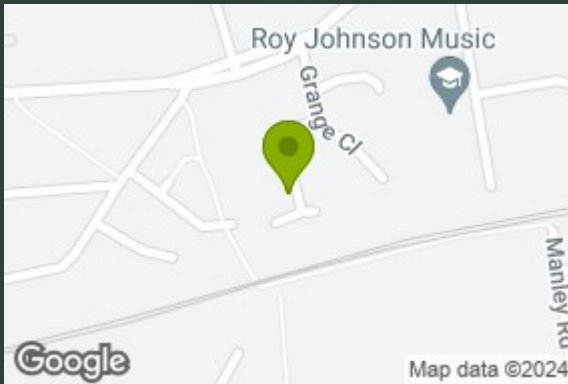
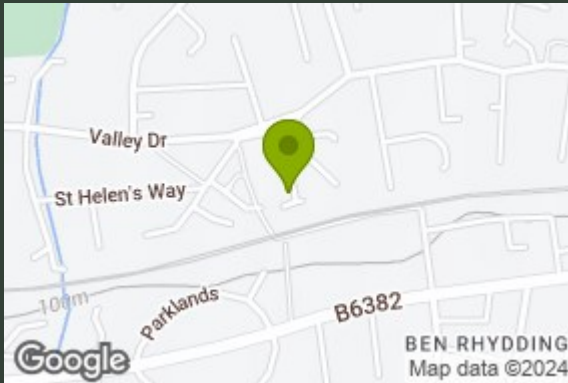
With a window to the rear elevation.

### **Bathroom**

Comprising a bath with shower over, pedestal wash basin, WC and a chrome heated towel rail. Tiling to the floor and splash area, spotlights to the ceiling and an extractor fan.

### **Outside**

To the front of the property there is parking for two vehicles. To the rear there is a delightful South facing low maintenance paved garden.



Total Area: 136.6 m<sup>2</sup> ... 1470 ft<sup>2</sup> (excluding balcony)  
 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) A			86
(91-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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