



Wyvil Crescent | | Ilkley | LS29 8ND

Guide price £245,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

49 Wyvil Crescent |
Ilkley | LS29 8ND
Guide price £245,000

An extended semi detached house now in need of modernisation in a good sized plot with gardens to front and rear. The property, which has gas central heating and modern double glazing, includes a sitting room, kitchen and a living room/additional bedroom with a wet room on the ground floor whilst at first floor level there are three bedrooms and a bathroom.

- Extended Semi Detached House
- In Need Of Modernisation And Improvement
- Sitting Room
- Three Bedrooms
- EPC Rating C
- Good Sized Garden
- Hall & Kitchen
- Living Room/Bedroom Four With Wet Room
- Bathroom

GROUND FLOOR

Entrance Hall

10'3" x 4'5" (3.12m x 1.35m)
With a laminate floor.

Kitchen

13'2" x 10'3" (4.01m x 3.12m)
With a range of fitted cupboards and drawers with a tiled surround. Stable door to the side.

Sitting Room

18'2" x 11'1" (5.54m x 3.38m)
With a laminate floor and a fitted gas fire. South facing window to the front elevation.



An extended semi detached house now in need of modernisation and improvement, standing in a good sized plot with gardens to front and rear and an off road parking space.



Living Room/Bedroom

19'6" x 13'7" (5.94m x 4.14m)

With a window to the rear elevation and a door to the side.

Wet Room

7'5" x 6'10" (2.26m x 2.08m)

With a walk in shower, wash basin and low suite wc.

FIRST FLOOR

Landing

Bedroom

10'3" x 10'3" (3.12m x 3.12m)

Bedroom

11'2" x 10'1" (3.40m x 3.07m)

With a window to the rear elevation with long distance views.

Bedroom

7'11" x 7'9" (2.41m x 2.36m)

With a window to the front elevation with views towards the Cow & Calf rocks.

Bathroom

7'5" x 4'8" (2.26m x 1.42m)

With a bathroom and wash basin. Separate adjoining low suite wc.

OUTSIDE

Gardens

There are gardens to both the front and rear. There is an off road parking space to the front of the house.

Store Room

There is a useful block built store room in the rear garden.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

City of Bradford Metropolitan District Council Tax Band B

Please Note

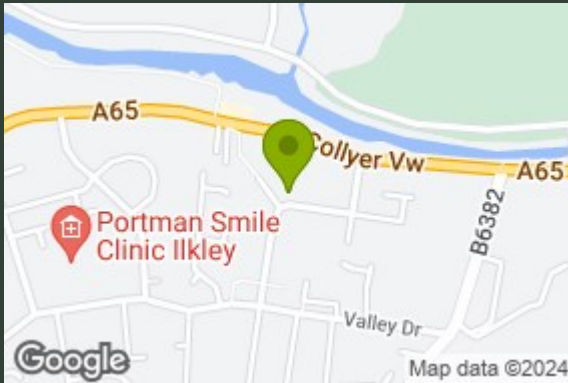
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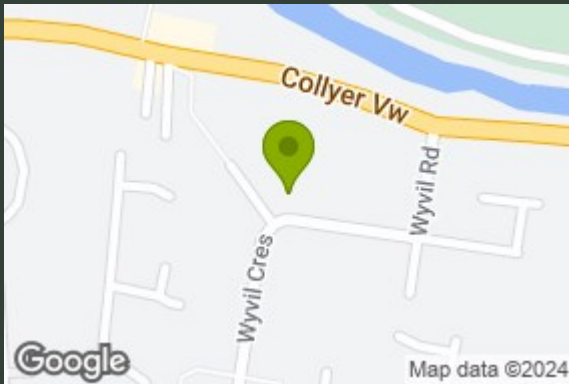
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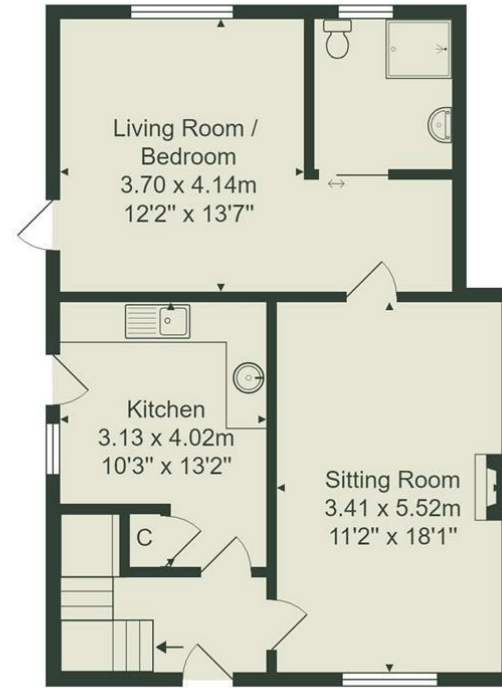
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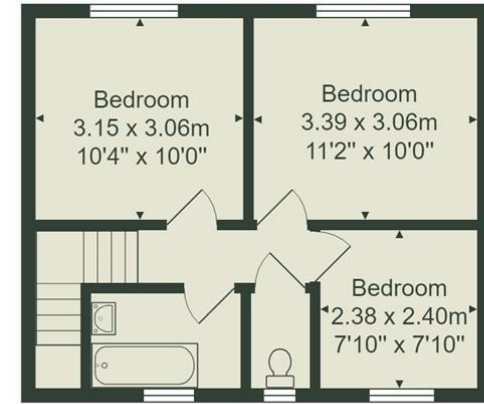
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Ground Floor



First Floor

Total Area: 100.9 m² ... 1086 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			82
(11-11) B			
(10-10) C		69	
(5-8) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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