



Little Lane | Ilkley | LS29 8JF

Asking price £299,000

TW TRANMER
WHITE
Trusted Estate Agents

65 Little Lane |
Ilkley | LS29 8JF
Asking price £299,000

A charming mid-terraced home providing deceptively spacious three bedroomed accommodation, enjoying a Southerly aspect and a beautiful outlook towards Ilkley Moor. With low maintenance gardens to the front and rear along with some useful external storage space.

- Re-Decorated & Re-Carpeted
- Three Bedrooms
- Low Maintenance Gardens To The Front And Rear
- Fantastic Views

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

Ground Floor

Entrance Porch

A double glazed entrance porch with a tiled floor.

Sitting Room

13'9 x 13'6 (4.19m x 4.11m)

An inviting sitting room featuring a gas fire with marble surround and hearth, fitted store cupboard, ceiling coving and a pleasant outlook over the front garden.

Kitchen

10'11 x 10'2 (3.33m x 3.10m)

Including a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven, four ring gas hob with hood over and space for a fridge/freezer. An understairs pantry provides useful storage space while housing the boiler and including plumbing for a washing machine.

First Floor

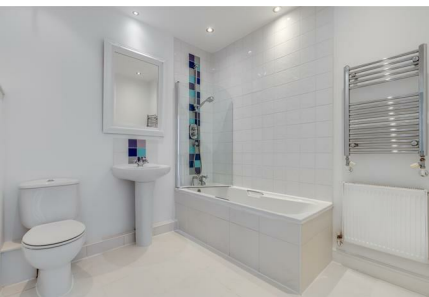
Bedroom

14'0 (max) x 13'7 (4.27m (max) x 4.14m)

A substantial double bedroom including a cast iron feature fireplace, laminate wood floor and a delightful Southerly aspect.



Conveniently located within a brief stroll of Ilkley town centre and train station, this attractive home has recently been re-decorated and re-carpeted.



Bedroom

7'7 x 6'10 (2.31m x 2.08m)

Ideal as either a single bedroom or a dedicated home working space, with an outlook towards Askwith.

Bathroom

7'11 x 7'7 (2.41m x 2.31m)

Smartly presented and comprising a bath with shower over, hand wash basin, w.c. and a heated towel rail.

Landing

With ceiling coving and an abundance of natural light via a window to the rear elevation.

Second Floor

Bedroom

15'3 x 13'6 (4.65m x 4.11m)

A spacious double bedroom with exposed beams, enjoying a stunning outlook towards Ilkley Moor via three velux windows with blackout blinds.

Outside

Front Garden

A South facing paved front garden.

Rear Garden

A low maintenance garden including two brick-built outhouses.

Tenure

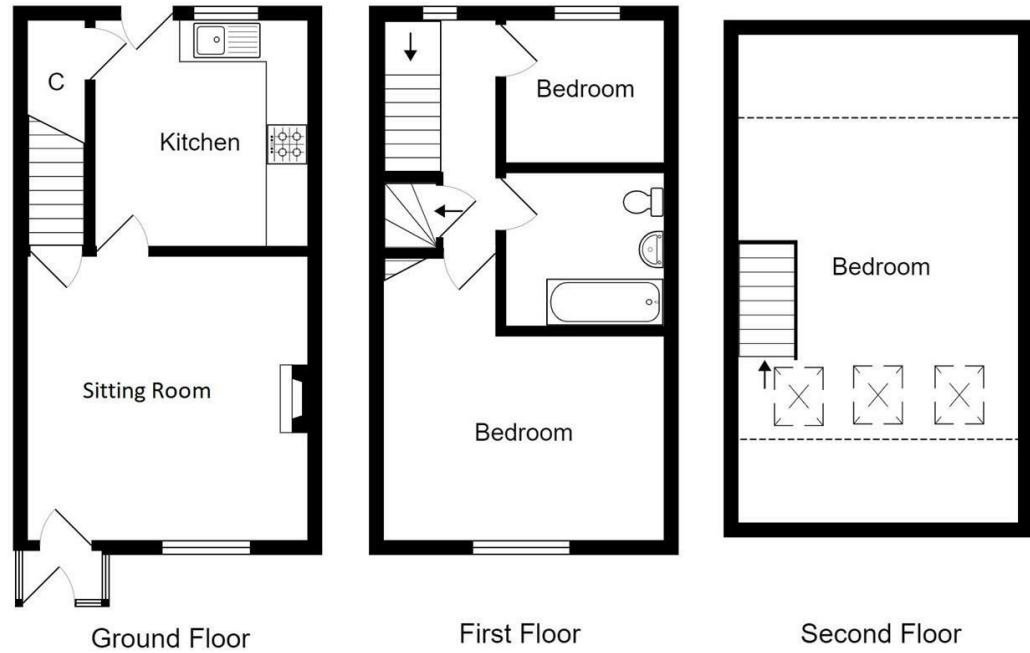
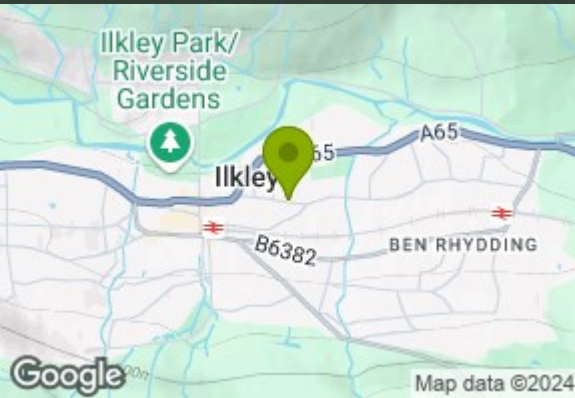
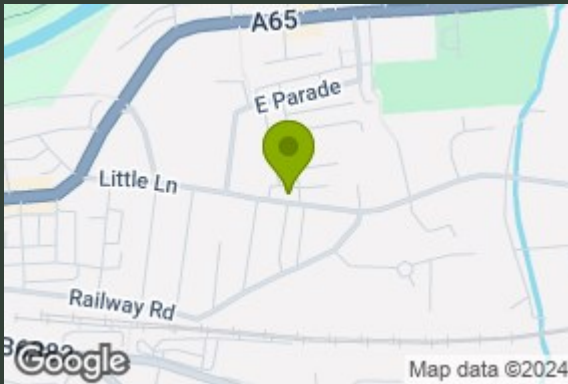
Freehold.

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.

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.



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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(91-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>