



Thwaites Avenue | | Ilkley | LS29 8EH

Asking price £345,000

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8 Thwaites Avenue |  
Ilkley | LS29 8EH  
Asking price £345,000

A charming semi-detached home featuring low-maintenance gardens to the front and rear, providing extended three bedroomed accommodation.

Nestled at the head of a peaceful cul de sac and within a brief walk of Ilkley town centre, this spacious three bedroomed home is now in need of modernisation. A driveway provides off-street parking and there is also a detached garage, storage sheds and a summer house.

- Extended Semi-Detached
- Gardens To Front And Rear
- Garage
- Off-Street Parking

#### Ground Floor

##### Entrance Hall

13'4" x 5'2" (4.06m x 1.57m)

With an understairs store cupboard.

##### Sitting Room

12'0" x 11'6" (3.66m x 3.51m)

Featuring an electric fire with stone surround and a bay window to the front elevation.

##### Dining Room

16'2" x 9'9" (4.93m x 2.97m)

Adjoining the kitchen and including a stone fireplace and useful recessed cabinets. A sliding door leads to:

##### Garden Room

8'0" x 5'2" (2.44m x 1.57m)

With a glazed roof and french doors to the rear garden.

##### Kitchen

17'6" x 7'7" (5.33m x 2.31m)

Including a generous range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Plumbing for an automatic washer and space for an oven, fridge freezer and dryer. Door to garden.

#### First Floor



An attractive traditional three bedroomed semi detached house offering generously proportioned and significantly extended accommodation and enjoying a quiet setting at the head of a cul de sac.



#### Landing

Leading to:

#### Bedroom

12'2" x 11'1" (3.71m x 3.38m)

With a recessed cabinet and enjoying a southerly aspect.

#### Bedroom

11'7" x 9'3" (3.53m x 2.82m)

With an extensive range of fitted wardrobes having cupboards over. Window overlooking the rear garden.

#### Bedroom

14'10" x 7'7" (4.52m x 2.31m)

Featuring a range of fitted wardrobes with cupboards over. Window overlooking the rear garden.

#### Shower Room

Including a walk-in shower, wash basin and w.c.

#### Outside

#### Garage

18'3" x 14'3" (5.56m x 4.34m)

With an up and over door and a further side door. Electric, light and power.

#### Gardens

There is an easily managed garden area to the front of the property.

To the rear there is a larger, low maintenance enclosed garden area which enjoys a high degree of privacy.

Two timber garden sheds.

#### Summerhouse

8'7" x 5'8" (2.62m x 1.73m)

With glazed doors opening onto the garden.

#### Parking

A tarmac driveway provides ample off-street parking.

#### 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.

#### Tenure

We are advised by our clients that the property is Freehold.

#### Council Tax

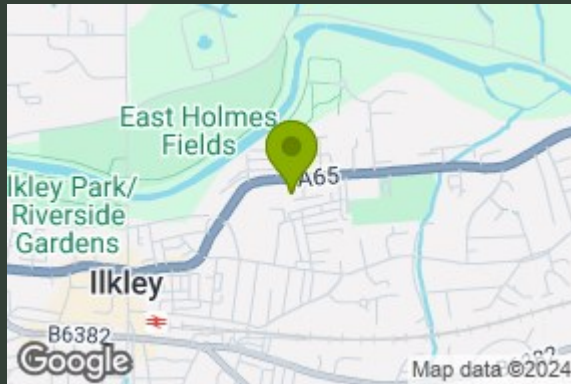
City of Bradford Metropolitan District Council Tax Band C.

#### Ilkley

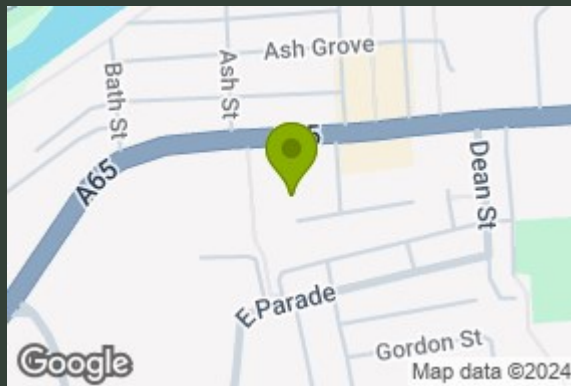
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.



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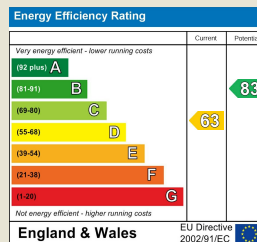
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Ground Floor

First Floor

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