



Warlbeck | | Ilkley | LS29 9RH

£525,000

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Trusted Estate Agents

8 Warlbeck |
Ilkley | LS29 9RH
£525,000

A very smart inner mews property situated in a prestigious development just a short level walk from Ilkley town centre. The property has well presented accommodation and briefly comprises entrance to an open plan dining kitchen area with cloakroom off and integral garage access. Separate sitting room with doors leading out onto a landscaped rear garden. There are four double bedrooms and a house bathroom. The property has a low maintenance garden to the front and driveway leading to the garage.

- Inner mews property
- Short level walk to Ilkley town centre
- Driveway and garage
- Council tax band F
- Highly regarded development
- Four double bedrooms
- Open plan dining kitchen.

Open plan Dining/living space

18'05 x 12'01 (5.61m x 3.68m)

Composite and glazed entrance door and a window to the front elevation. Spotlights to the ceiling, laminate flooring and access to an integral garage.

Cloakroom

With a pedestal washbasin, WC (macerator), tiling to the splash areas, wood effect flooring and access to an understairs storage cupboard.

Kitchen Area

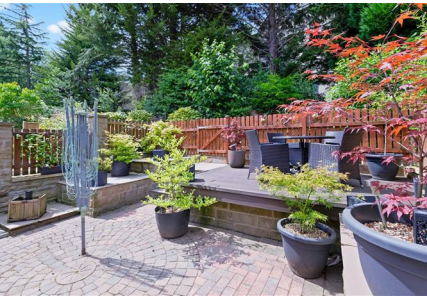
10'04 x 8'09 (3.15m x 2.67m)

Open plan leading directly off the dining area:

With a range of wall and base units, coordinating wood effect worktops and tiling to the splash areas. One and a half bowl stainless steel sink and drainer, an integrated oven, hob, extractor hood over, slimline dishwasher, washing machine and a fridge. There is a window to the rear overlooking the garden area and spotlights to the ceiling.



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Sitting Room

19'10 x 10'05 (6.05m x 3.18m)

A light sitting room with a Velux window to the ceiling and a window to the rear elevation. Having a fireplace with marble inset and hearth and inset electric fire, French doors leading out onto the rear gardens.

Stairs to the first floor

Landing area with a cupboard housing the boiler.

Box room

10'01 x 3'03 (3.07m x 0.99m)

Bedroom One

12'07 x 8'10 (3.84m x 2.69m)

With a window to the rear elevation, built in wardrobes and coving to the ceiling.

Bedroom Two

10'05 x 10'01 (3.18m x 3.07m)

With a window to the rear elevation, coving and spotlights to the ceiling. Built in double wardrobe and dresser unit.

Bedroom Three

10'04 x 9'01 (3.15m x 2.77m)

Window to the front elevation, double fitted wardrobes, fitted drawers and dresser unit.

Bathroom

7'0 x 6'09 (2.13m x 2.06m)

P Shaped bath with shower over, WC, vanity sink unit, tiling to the walls and floor area. Heated towel rail, spotlights and Velux window to the ceiling.

Stairs to the second floor

Bedroom four

12'08 x 12'01 (3.86m x 3.68m)

With two Velux window to the ceiling, access to eaves storage and a separate built in storage cupboard.

Outside

To the front of the property there is a low maintenance slate garden and flagged pathway leading to the front door. Tarmac driveway leads to the garage.

To the rear of the property there is a landscaped garden with ornamental block paving, decked area, stone flagged steps leading to a gate and rear access path. Outside tap.

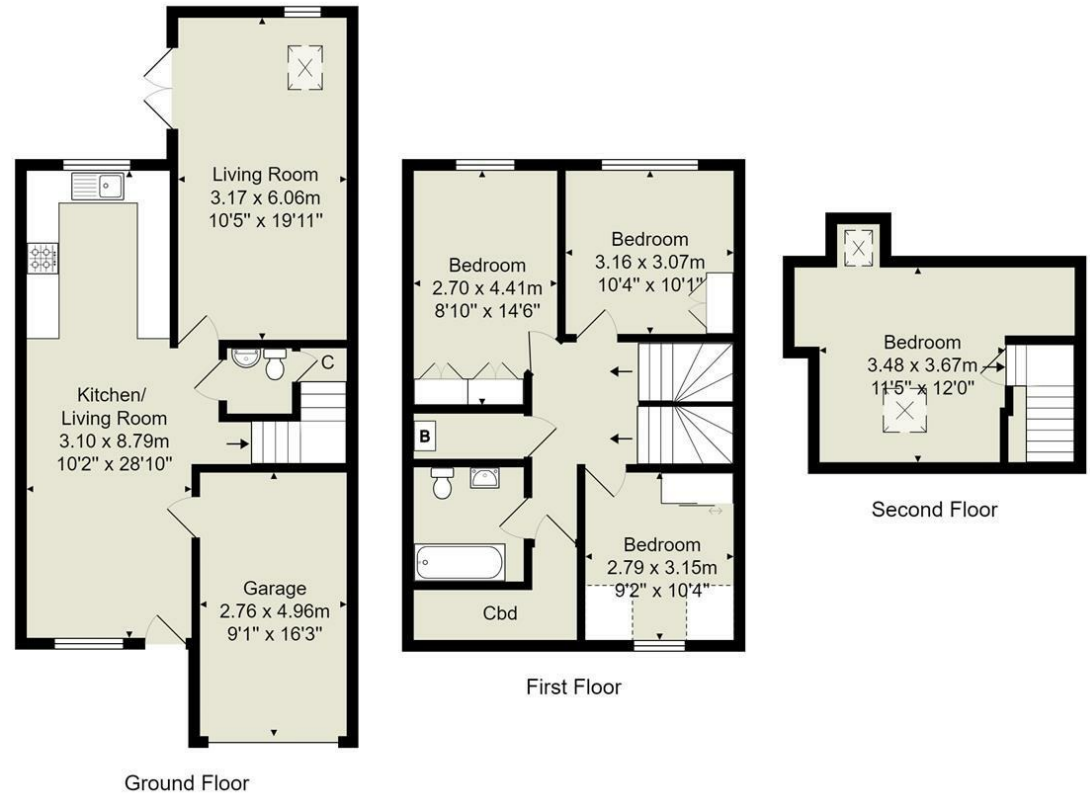
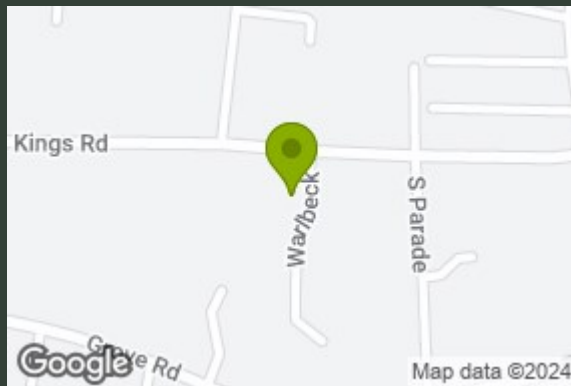
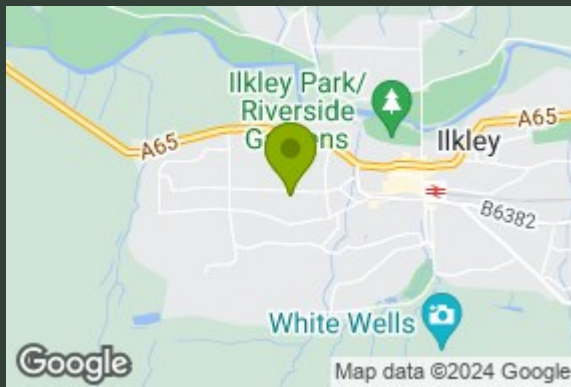
Integral Garage

16'03 x 9'03 (4.95m x 2.82m)

Roller style garage door, power and lights

Warlbeck Committee

The residents of Warlbeck each pay £80.00 per annum to the committee which in turn maintains the communal car park area, communal grounds and private road. Also each member receives a key to a gate which gives direct access onto Grove Road.



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			
(11-11) B			
(10-10) C		69	79
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) 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/>