



Middleton Road | | Ilkley | LS29 9EX

Asking price £565,000

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36 Middleton Road |
Ilkley | LS29 9EX
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A handsome stone built Victorian terrace house offering smartly appointed family accommodation of character, occupying an enviable setting within a short stroll of the Riverside Gardens and the town centre.

The property incorporates a generous hallway, a sitting room, dining room and adjoining kitchen on the ground floor, whilst the upper floors include four bedrooms, a bathroom and two shower rooms. To the rear of the property is a west facing enclosed garden.

- Handsome Victorian Terrace • Envious Setting Close To Riverside Gardens
- Reception Hall & Sitting Room • Dining Room & Adjoining Kitchen
- 4 Bedrooms • Bathroom & 2 Shower Rooms
- West Facing Rear Gardens • 2 Modern Timber Stores
- Council Tax Band D • EPC Rating D

GROUND FLOOR

Reception Hall

16'0" x 5'6" (4.88m x 1.68m)

With a part glazed entrance door and a marble mosaic floor. Under stairs store cupboard and a moulded ceiling cornice.

Sitting Room

15'6" x 12'8" (4.72m x 3.86m)

With a bay window to the front elevation. Log burning stove. Fitted cabinets and shelving to either side of the chimney breast. Moulded ceiling cornice.



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Dining Room

14'6" x 12'8" (4.42m x 3.86m)

With a limestone floor and a stone hearth housing a log burner. Fitted floor to ceiling cupboards. Exposed beams. Glazed double doors leading onto the rear garden. Open arch to kitchen.

Kitchen

10'0" x 5'4" (3.05m x 1.63m)

With a Belfast sink, floor to ceiling cupboard and further base and wall cupboards with granite work surfaces. Gas range cooker.

FIRST FLOOR

Landing

Leading to:

Bedroom

14'3" x 12'9" (4.34m x 3.89m)

With a fitted wardrobe and a window overlooking the rear garden.

En Suite Shower Room

With a shower, low suite wc and a corner wash basin. Chrome heated towel rail, underfloor heating and recessed spotlights.

Bedroom

13'0" x 12'0" (3.96m x 3.66m)

With fitted wardrobes having cupboards over.

Bedroom

8'6" x 6'6" (2.59m x 1.98m)

Bathroom

With a modern white suite comprising a rolled top bath with a shower over, pedestal wash basin and a low suite wc. Recessed spotlights. Ceramic tiling to the floor and walls. Fitted wall mirror.

SECOND FLOOR

Bedroom

13'0" x 12'8" (3.96m x 3.86m)

With under eaves store cupboards and a recessed wardrobe. Large dormer window to the front elevation.

En Suite Shower Room

With a white suite comprising a tiled shower stall, low suite wc and a pedestal wash basin. Ceramic tiling to the floor and walls. Velux rooflight window and recessed spotlights.

OUTSIDE

Gardens

To the front of the property is a lawned garden with a flower border.

To the rear of the property is a larger enclosed west facing garden with a flagged terrace leading onto an artificial lawn for ease of maintenance.

Two modern timber stores.

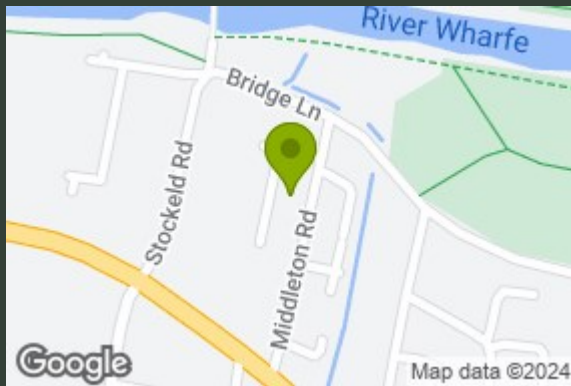
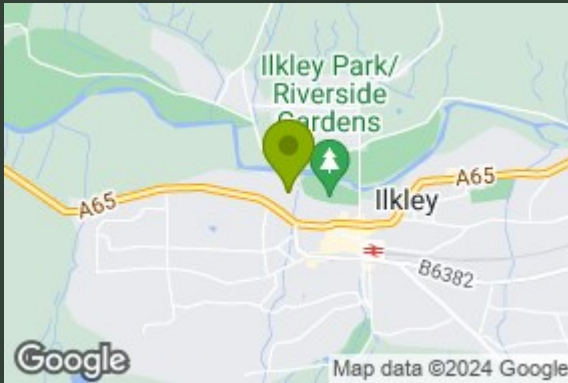
Outside tap.

Ilkley

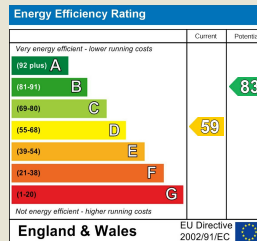
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart 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.

Council Tax

City of Bradford Metropolitan District Council Tax Band D



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