



Wyvil Crescent | | Ilkley | LS29 8ND

£315,000

**TW** TRANMER  
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26 Wyvil Crescent |  
Ilkley | LS29 8ND  
£315,000

A well presented and recently upgraded three bedroom semi detached property. The property is situated in a residential location with good sized gardens, off road parking for 2/3 vehicles and has a South facing garden. The accommodation briefly comprises entrance hall, kitchen, sitting room, three bedrooms, bathroom and a separate WC. The property enjoys some lovely views towards Ilkley Moor and the Cow and Calf rocks.

- Three Bedroom
- Good sized Gardens
- Boiler replaced in the last 3 years
- Driveway for 2/3 cars
- Kitchen replaced in the last 3 years
- Wood burning stove years

#### Entrance Hall

with a Upvc door and a window to the front elevation. Tiled floor.

#### Kitchen

10'03 x 10'10 (3.12m x 3.30m)

The kitchen was replaced in 2021 by Empire kitchens and offers a stylish kitchen with a range of wall and base units coordinating marble effect work tops and splash backs. A range of integrated appliances to include a four ring gas hob, with extractor hood over, electric oven, integral dishwasher, plumbing for a washing machine, space for a dryer and a space for a fridge/freezer. A breakfast bar providing dining space and further storage, A herringbone design tiled floor, door to the side elevation and windows to both the rear and side elevations. Wall mounted boiler in a matching cupboard housing. Access to an under stairs storage cupboard



A well presented and recently upgraded three bedroomed semi detached property. The property is situated in a residential location with good sized gardens, off road parking for 2/3 vehicles and has a South facing garden.



### **Sitting Room**

18'02 x 11'03 (5.54m x 3.43m)

With an Oak effect flooring, windows to both the front and rear elevations a feature fireplace with solid Oak beam, wood burning stove sitting on slated tiled hearth.

### **Stairs to the first floor**

With loft access to the landing area

### **Bedroom One**

11'04 x 10'03 (3.45m x 3.12m)

With a window to the rear elevation.

### **Bedroom Two**

10'04 x 10'04 (3.15m x 3.15m)

With a window to the rear elevation.

### **Bedroom Three**

8'03 x 8'0 (2.51m x 2.44m)

With an Oak effect floor and a window to the front elevation.

### **Bathroom**

7'03 x 4'09 (2.21m x 1.45m)

Comprising a Jacuzzi bath with shower over, pedestal wash basin, tiling to the splash area and a window to the front elevation. Tile effect flooring.

### **Separate WC**

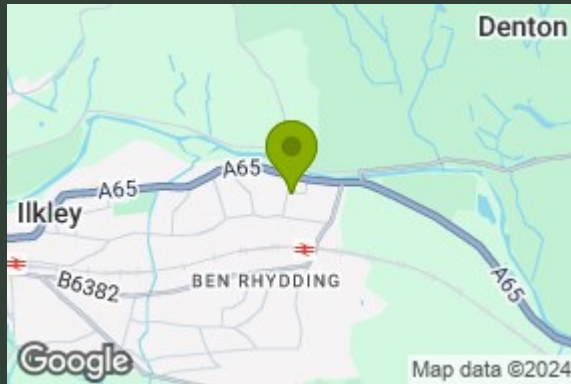
With a WC, window to the front elevation, tiling to the walls and floor area.

### **Outside**

To the front of the property there is parking for two to three vehicles. There is gated access to the side of the property. The rear gardens are a real feature to this address offering a southerly aspect with views towards Ilkley Moor. The property has a large paved patio area, slate covered area providing plenty of space for outdoor furniture, hot and cold water supply. A covered area with power supply.



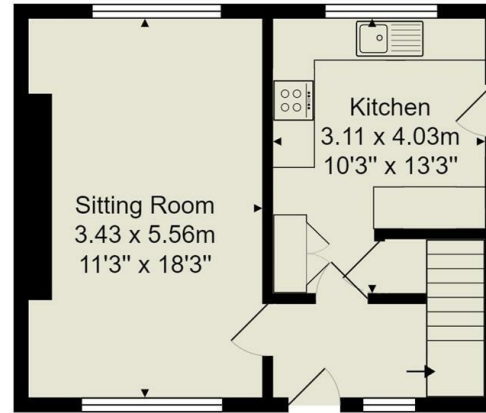
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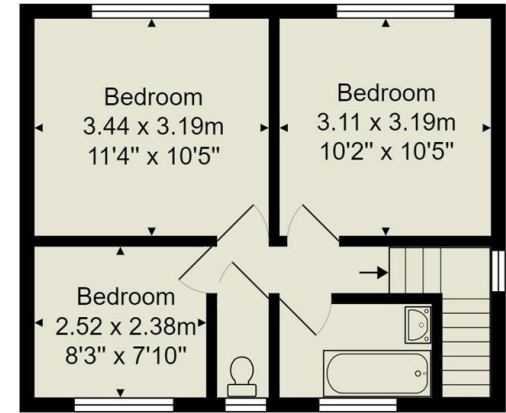
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Ground Floor

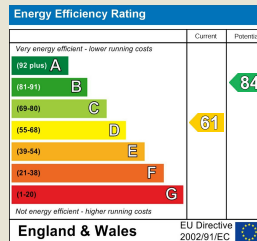


First Floor

Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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