



Wyvil Crescent | | Ilkley | LS29 8ND

£299,999

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26 Wyvil Crescent |
Ilkley | LS29 8ND
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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



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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)

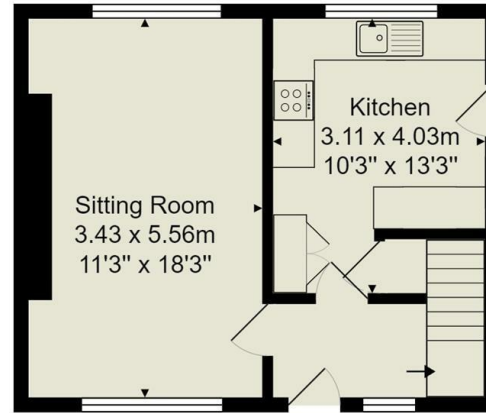
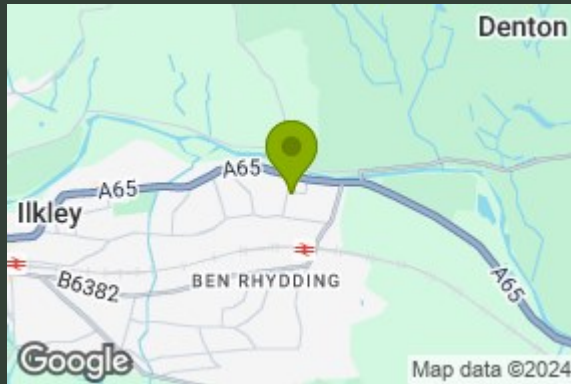
Comprising a Jacuzzi bath with shower over, pedestal wash basin, tiling to the splash area and a window to the front elevation. Tile effect flooring.

Separate WC

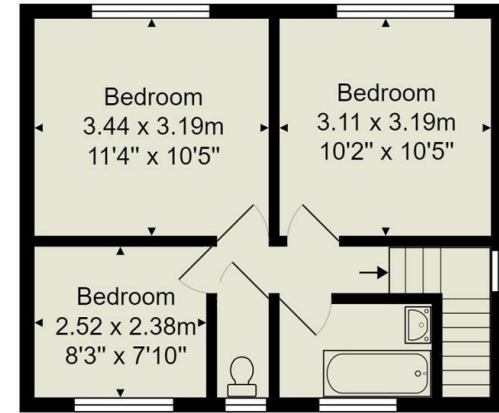
With a WC, window to the front elevation, tiling to the walls and floor area.

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.



Ground Floor

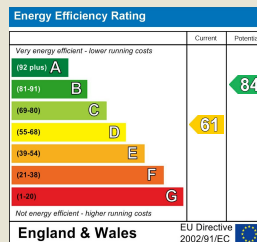


First Floor

Total Area: 74.6 m² ... 803 ft²

All measurements are approximate and for display purposes only.

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