



Melville Grove | Ilkley | LS29 8NX

Asking price £345,000

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Trusted Estate Agents

10 Melville Grove |
Ilkley | LS29 8NX
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A handsome and well-proportioned semi-detached home featuring a lawned West facing garden, driveway and detached garage, forming part of a well-regarded cul de sac situated within easy reach of Ilkley town centre and Ben Rhydding train station.

- Beautiful Lawned West Facing Garden
- Cul De Sac Position
- Driveway & Garage
- Three Bedrooms

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

8'8" x 4'0" (2.64m x 1.22m)

Accessed via glazed double doors. An inner door leads to:

Reception Hall

12'11" x 6'5" (3.94m x 1.96m)

Sitting Room

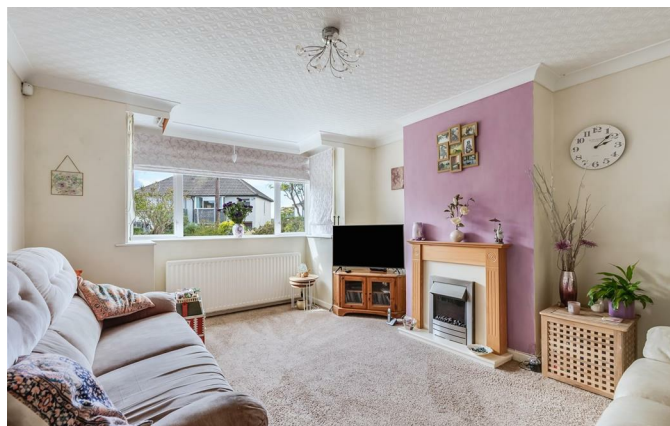
16'4" x 12'3" (4.98m x 3.73m)

With a bay window to the front elevation. An opening flows through to:

Dining Kitchen

19'0" x 8'3" (5.79m x 2.51m)

With a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Breakfast bar and space for an oven. Store cupboard with plumbing for an automatic washer. Two windows to the rear elevation and a door to the side of the property.



With gardens to the front and rear, this inviting home features three bedrooms and a spacious open-plan dining kitchen.



First Floor

Landing

Leading to:

Bedroom

15'0" x 10'0" (4.57m x 3.05m)

A spacious double bedroom with a range of recessed wardrobes having cupboards over. Bay window to the front elevation with views towards Ilkley Moor.

Bedroom

11'6" x 10'3" (3.51m x 3.12m)

A further double bedroom with a fitted linen cupboard.

Bedroom

9'3" x 7'5" (2.82m x 2.26m)

Enjoying a Westerly aspect.

Shower Room

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

Outside

Garage

16'3" x 7'7" (4.95m x 2.31m)

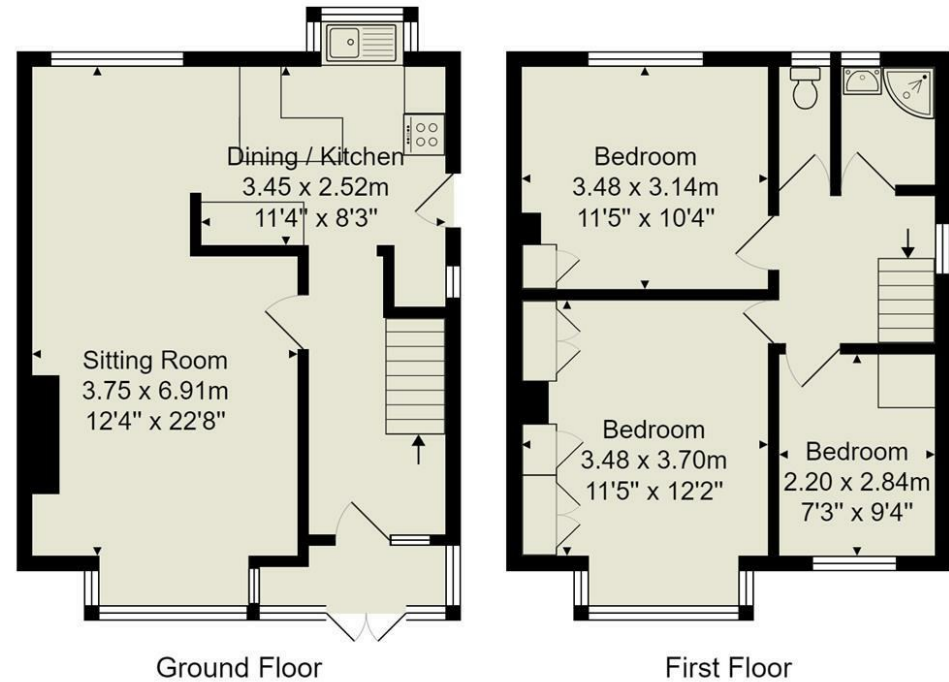
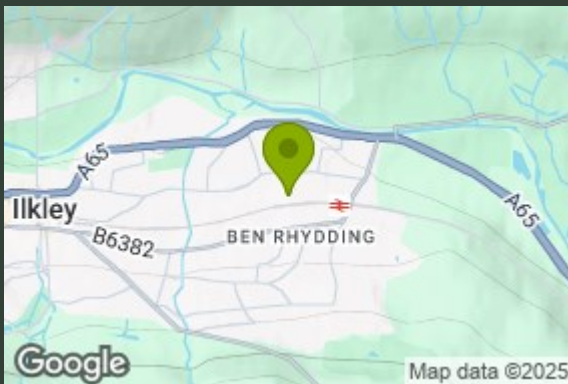
Accessed via twin timber doors and including electric, light and power.

Garden

To the front of the house is a lawned West facing garden bordered by mature shrubs. To the rear of the property is a landscaped low maintenance garden area featuring a raised flower bed and bordered by a dry stone wall.

Tenure

Freehold.



Total Area: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	85
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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