



Linden Court | Stockeld Way | Ilkley | LS29 9HQ

Guide price £395,000

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23 Linden Court | Stockeld Way  
Ilkley | LS29 9HQ  
Guide price £395,000

An attractive three storey town house occupying a lovely quiet setting in a highly regarded neighbourhood within walking distance of the town centre. The property overlooks the river Wharfe to the front and enjoys a private south facing rear garden.

- Attractive Three Storey Town House
- Short Walk To Town Centre & Riverside Gardens
- Modern Fitted Kitchen & Dining Room
- Two Double Bedrooms & Modern Shower Room
- Single Garage
- Lovely Setting Overlooking River Wharfe
- Hall & Cloakroom
- Large Sitting Room With Balcony
- South Facing Private Garden
- Council Tax Band E/EPC Rating D

#### GROUND FLOOR

##### Covered Entrance Porch

##### Reception Hall

9'0" x 6'2" (2.74m x 1.88m)

With a double glazed entrance door. Moulded ceiling cornice and an under stairs store cupboard.

##### Cloakroom

With a low suite wc and a wash basin with a cupboard beneath. Part wall tiling.

##### Dining Room

12'0" x 9'9" (3.66m x 2.97m)

With a moulded ceiling cornice and a window overlooking the rear garden.

##### Rear Entrance Porch

6'0" x 2'10" (1.83m x 0.86m)

##### Kitchen

12'0" x 8'0" (3.66m x 2.44m)

With an inset sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Integrated appliances include a fridge, freezer, dishwasher, electric cooker and hob with a filter hood over.





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## FIRST FLOOR

### Landing

Leading to:

### Sitting Room

23'0" x 17'6" (both maximum) (7.01m x 5.33m (both maximum))

With a patio door leading to a south facing balcony overlooking the rear garden. Fitted gas fire and moulded ceiling cornice. Window to the front elevation overlooking the river.

## SECOND FLOOR

### Landing

With a cupboard housing the wall mounted gas central heating boiler.

### Bedroom

11'6" x 11'0" (3.51m x 3.35m)

With a dormer window overlooking the river. Fitted wardrobes and a dressing table.

### Bedroom

11'9" x 11'6" (3.58m x 3.51m)

With fitted wardrobes and drawers. Moulded ceiling cornice. Window to the rear elevation with a southerly aspect.

### Shower Room

With a modern white suite comprising a large walk in shower, wash basin with a cupboard beneath and a low suite wc. Ceramic tiling to the walls and floor. Chrome heated towel rail and a shaver point.

## OUTSIDE

### Integral Single Garage

Approached by an up and over door.

### Gardens

To the rear of the house is a lovely private enclosed garden with a stone paved terrace, flower beds and mature shrubs. There is pedestrian access to the rear garden from a courtyard to the rear of the property.

### 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 E

### Please Note

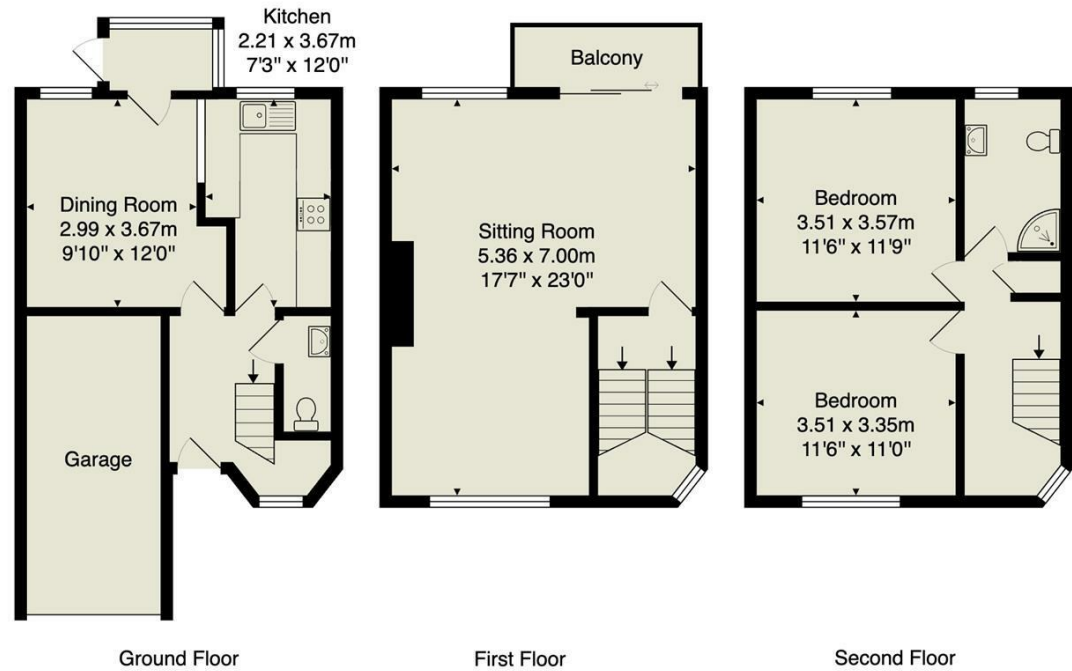
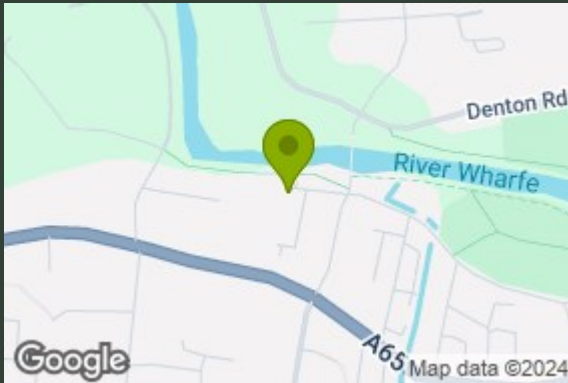
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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.







Total Area: 118.3 m<sup>2</sup> ... 1273 ft<sup>2</sup> (excluding balcony)  
 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			83
(91-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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