



Flat 2

Wheatley Avenue | | Ilkley | LS29 8PT

£330,000

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36 Wheatley Avenue |

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A substantial stone built maisonette occupying the first and second floors of a converted semi detached property. Situated in the heart of Ben Rhydding within a highly regarded tree lined residential setting. The property is a short walk to Ben Rhydding train station and parade of shops. The accommodation is accessed via an external stone staircase leading to a Upvc glazed front door. The property briefly comprises an entrance vestibule, dining hall, cloak room, kitchen, bedroom/reception room, sitting room, principle bedroom and bathroom. To the second floor there is landing/ study area, two further bedrooms and a box room. Outside the property has a single garage located at the rear of the property.

- Maisonette occupying 1st and 2nd floors
- Four bedrooms
- Two Reception rooms
- Quiet residential setting
- Close to Ben Rhydding train station
- Garage

External Staircase

An external staircase situated to the side of the property leads to the first floor entrance.

Entrance vestibule

5'07 x 5'02 (1.70m x 1.57m)

A upvc glazed entrance door leads to an entrance area with a tiled effect floor, built in cupboard and coats hooks. A glazed door leads to;

Dining hall

17'07 x 6'0 (5.36m x 1.83m)

With a wood effect flooring and loft hatch.

Cloakroom

Comprising a concealed unit WC, cabinet with a wash basin inset, wood effect flooring and a window to the side elevation.

Bedroom/Reception Room

11'08 x 9'0 (3.56m x 2.74m)

With a window to the front elevation and wood effect flooring.



The accommodation offers the flexibility to be laid out in a number of different ways depending on how many bedrooms are required.



Sitting Room

14'01 x 14'01 (4.29m x 4.29m)

A well proportioned room with a window to the front elevation, picture rail, a fireplace with wooden surround, tiled hearth and slips and a gas fire inset.

Bathroom

10'01 x 4'11 (3.07m x 1.50m)

Comprising a bath with a shower over, pedestal wash basin, part tiling/ part paneled walls, wood effect flooring, useful pine fronted airing cupboard and a window to the rear elevation.

Kitchen

14'10 x 7'05 (4.52m x 2.26m)

Comprising a range of wall and base units with coordinating work tops, a stainless steel sink and drainer and tiling to the splash areas. There is a gas oven and hob with an extractor over, plumbing for a washing machine and a wall mounted boiler. A window to the rear elevation.

Principal Bedroom

14'01 x 13'11 (4.29m x 4.24m)

With window to both the front and rear elevations, useful built in wardrobes, cupboards and drawers.

Stairs to the second floor

Landing/Study area

9'09 x 6'0 (2.97m x 1.83m)

With a Velux window.

Bedroom

12'11 x 12'08 (3.94m x 3.86m)

With a dormer window to the rear elevation, access to eaves storage, useful recess area with dress rail and a loft hatch.

Box Room

9'06 x 4'03 (2.90m x 1.30m)

Exposed wood floorboards and a Velux window.

Bedroom

12'10 x 9'03 (3.91m x 2.82m)

Built in wardrobes and a dormer window to the front elevation.

Outside

Single garage

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Council Tax

City of Bradford Metropolitan District Council Tax Band

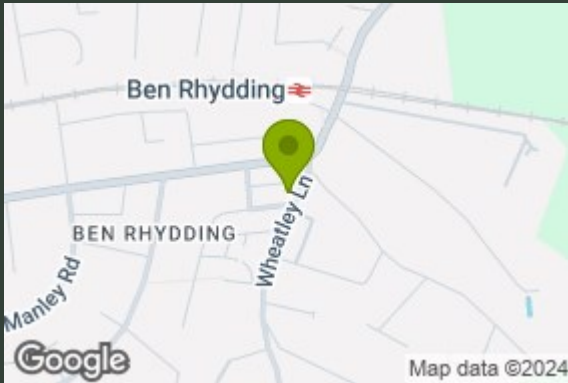
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



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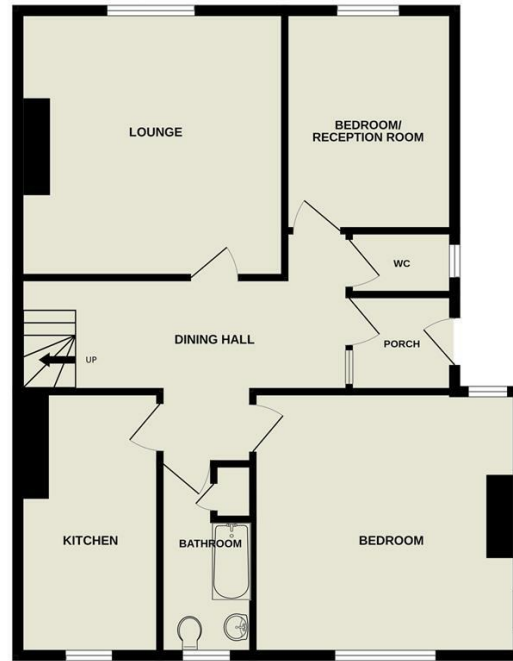


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FIRST FLOOR

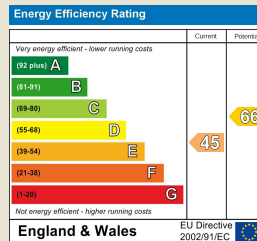


SECOND FLOOR



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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