



Dean Street | Ilkley | LS29 8JR

Asking price £535,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

The Nook

Dean Street |

Ilkley | LS29 8JR

Asking price £535,000

A truly unique 3/4 bedroomed semi-detached home standing within a sizeable plot and featuring a versatile annex that offers the ideal home working space or extra bedroom with an en suite shower room plus garage below.

Nestled at the end of Dean Street, The Nook is a sizeable three storey home bursting with character. A generous, lawned South facing garden wraps round two sides of the property and an off-street parking space is located to the rear.

- Annex With Shower Room
- Sizeable Level Lawned Garden
- Private Yet Convenient Position
- Off-Street Parking

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

5'0 x 5'0 (1.52m x 1.52m)

With underfloor heating and a useful cloaks cupboard with space for a dryer.

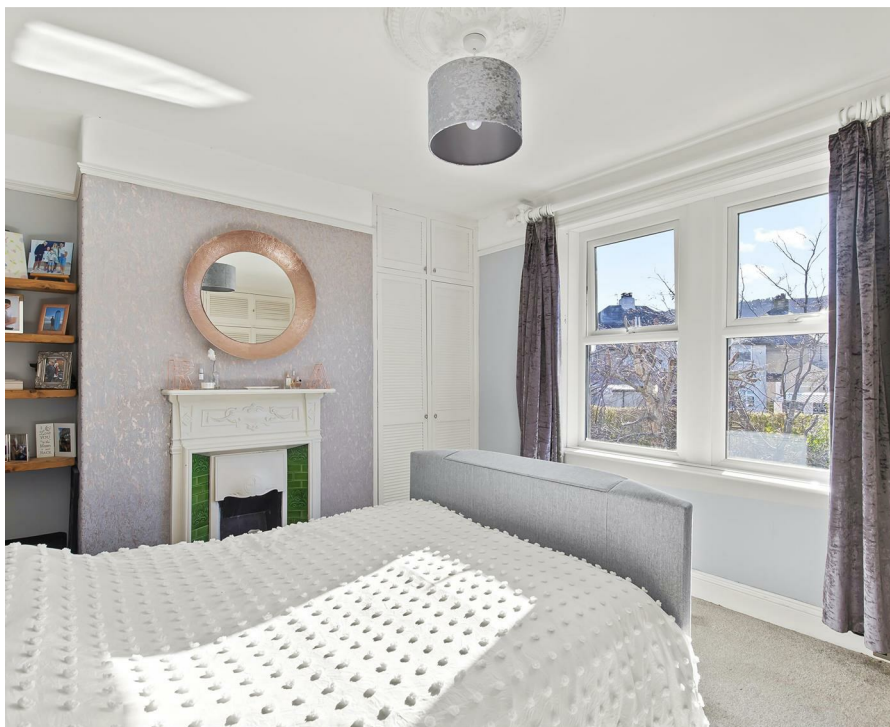
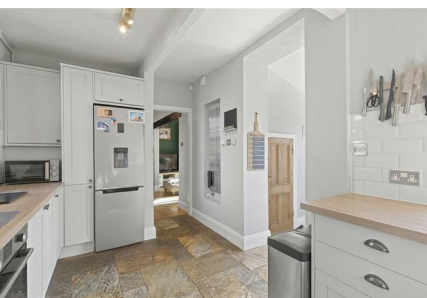
Kitchen

15'1 x 8'7 (4.60m x 2.62m)

With underfloor heating and comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include and oven, four ring gas hob with hood over, dishwasher, space for fridge/freezer and plumbing for a washing machine. Windows to three sides.



The property enjoys an exceptional degree of privacy, despite being located within a brief stroll of Ilkley town centre and train station.



Dining Area

13'9 x 8'4 (4.19m x 2.54m)

Adjoining both the sitting room and kitchen, featuring an oak floor plus a window to the rear elevation with plantation shutters.

Sitting Room

13'8 x 12'11 (4.17m x 3.94m)

An inviting reception space including a wood burning stove with stone hearth plus brick surround, ceiling rose and glazed double doors leading to:

Conservatory

11'3 x 9'9 (3.43m x 2.97m)

With heating and including a door leading out to the garden.

Inner Hall

With a recessed cabinet plus shelving and stairs leading to the first floor.

First Floor

Bedroom

13'6 x 11'5 (4.11m x 3.48m)

An ample double bedroom featuring an extensive range of recessed wardrobes with store cupboard over, cast iron feature fireplace with tiled surround and a Southerly aspect plus outlook towards Ilkley Moor.

Bedroom

9'9 x 9'7 (2.97m x 2.92m)

With a window to the rear elevation.

Bathroom

12'3 x 5'2 (3.73m x 1.57m)

Beautifully presented and comprising a clawfoot bath, walk-in shower, hand wash basin, w.c and panelled walls.

Second Floor

Atiic Bedroom

12'10 x 11'5 (3.91m x 3.48m)

Including under-eaves store cupboards and a stunning view of Ilkley Moor.

Annex

Home Office/Bedroom

15'1 x 8'10 (4.60m x 2.69m)

With electric heating and windows to two sides.



En Suite

5'4 x 4'9 (1.63m x 1.45m)

With a walk-in shower, hand wash basin and w.c.

Garage

16'4 x 9'0 (4.98m x 2.74m)

Accessed via an up and over door.

Outside

Garden

A standout feature of The Nook is the principally lawned, South facing garden that enjoys plenty of privacy. An elevated decked area with pergola provides the perfect space for outdoor entertaining and includes provision for a hot tub.

Tenure

Freehold.

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.

Mobile Signal/Coverage

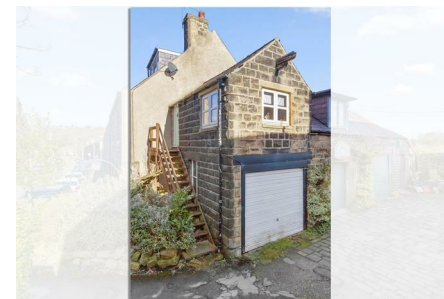
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

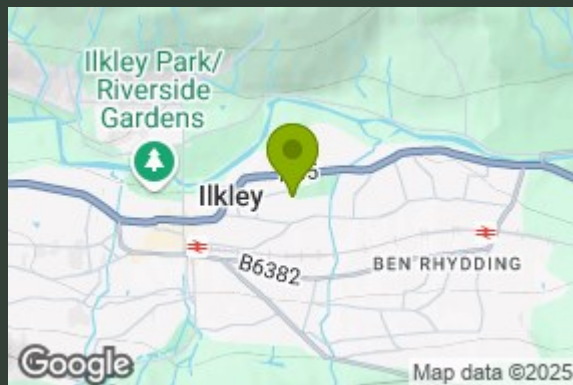
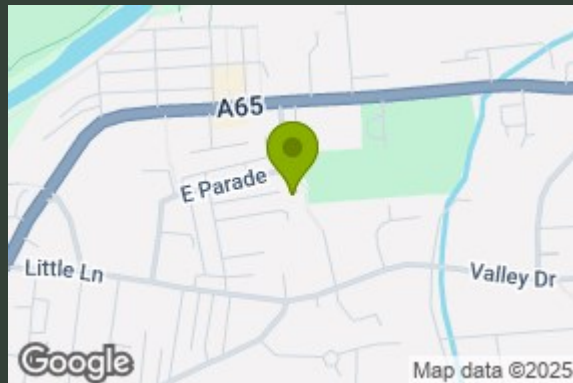
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



The annex and level lawned garden offer an excellent level of versatility, making The Nook the ideal home for both growing families and those looking to downsize while retaining a good amount of garden and reception space.





Total Area: 119.2 m² ... 1284 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A		55	82
(81-91) B			
(69-80) C			
(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	

139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>