



Ilkley Hall Mews | | Ilkley | LS29 9SH

£329,950

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WHITE**  
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## Key features

- Smartly presented accommodation throughout
- Kitchen with integrated appliances
- Sitting room
- Conservatory leading to the garden
- Two bedrooms
- Modern bathroom & Cloakroom
- Garden and garage
- Sought after residential area
- Close to the town centre amenities
- Dedicated parking space

## Description

A very smart, recently renovated mews house, ideally located within a central location just a short walk to Ilkley town centre. The accommodation is presented to a high standard and briefly comprises a covered entrance porch, entrance hall, cloakroom, kitchen, sitting room and dining area, conservatory, two bedrooms and a bathroom. Outside there are enclosed patio gardens to the rear, parking a single garage.



A very smart two bedroomed mews house situated a short walk from Ilkley town centre.

**Covered Entrance porch**

Recently constructed wooden and glazed covered porch area.

**Entrance Hallway**

A wooden and glazed entrance door opens into a hallway with an engineered oak floor.

**Cloakroom**

With an engineered oak floor, vanity sink unit, WC and part paneled walls.

**Kitchen**

8'08 x 6'04

Comprising a range of shaker style wall and base units, solid wood work tops, Belfast sink, integrated fridge, freezer, oven, Induction hob with stainless steel extractor hood over, slimline dishwasher and plumbing for a washing machine. A window to the front elevation, LVT washed oak herringbone laid flooring and spotlights to the ceiling.

**Living Area**

17'06 x 12'09

With useful built in storage cupboards to the understairs area, coving to the ceiling, engineered oak floor. Stairs leading to the first floor

**Conservatory**

11'10 x 9'0

A upvc conservatory with an engineered oak floor and French doors leading out onto the patio garden.









### **Stairs to the first floor**

Landing area with loft access and a useful linen cupboard.

### **Bedroom One**

12'07 x 10'02

With two windows to the rear elevation, a range of built in wardrobes and dressing table, feature paneled walls and coving to the ceiling.

### **Bedroom Two**

12'08 x 8'08

With two windows to the front elevation

### **Bathroom**

6'10 x 5'06

A vanity unit with sink and WC, bath with shower over, matt black bathroom fittings, shaver point, spotlights, towel rail, full tiling to the walls and floor area.

### **Outside**

#### **Garage**

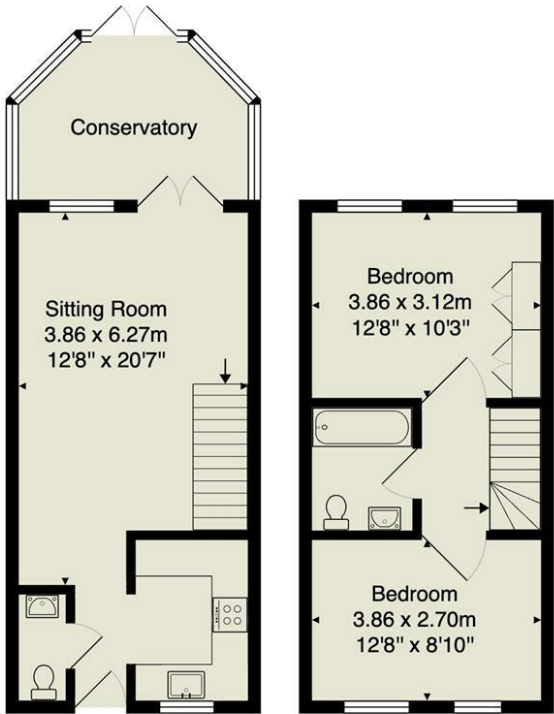
16'07 x 8'01

Located in the middle of a block of three garages. Dedicated parking space

#### **Gardens**

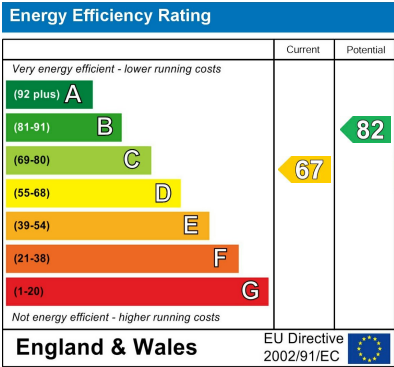
Low maintenance fully enclosed courtyard gardens over two levels. Paved patio area. External spotlights. Use of a shared passage to the side of the house.

Floor plans



Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

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