



Dean Street | Ilkley | LS29 8JR

Asking price £262,500

TW | **TRANMER
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Trusted Estate Agents

12 Dean Street |
Ilkley | LS29 8JR
Asking price £262,500

A charming two double bedroomed, mid-terrace home nestled within a well-regarded residential area popular for its proximity to the town centre and scenic riverside walks.

With two bathrooms and a thoughtfully designed open-plan layout, this characterful home provides deceptively spacious accommodation arranged over three floors.

- Two Double Bedrooms
- Two Bathrooms
- Within A Short Walk of The Town Centre
- Westerly Aspect

With gas central heating, the accommodation comprises:

Ground Floor

Living Area

13'7 x 12'10 (4.14m x 3.91m)

An inviting reception space featuring a wood burning stove on stone hearth and oak flooring.

Kitchen

10'5 x 9'4 (3.18m x 2.84m)

Directly adjoining the living area and comprising a good range of base and wall units with coordinating work surfaces. Appliances include an oven, four ring gas hob with hood over and a dishwasher. the kitchen also includes a useful understairs pantry cupboard.

Rear Entrance Porch

7'4 x 5'8 (2.24m x 1.73m)

With oak flooring and a rear entrance door.

First Floor



A rear entrance porch provides a useful additional storage/utility space.



Bedroom

13'8 x 11'7 (4.17m x 3.53m)

A generous double bedroom with oak flooring, enjoying a Westerly aspect and glimpses of Ilkey Moor.

Bathroom

10'0 x 7'9 (3.05m x 2.36m)

Well-appointed and comprising a bath with rainfall shower over plus glass screen, hand wash basin within vanity unit, w.c and a linen cupboard that includes plumbing for a washing machine.

Second Floor

Bedroom

14'10 x 13'8 (4.52m x 4.17m)

A further sizeable double bedroom including useful under-eaves store cupboards, oak flooring and far reaching views.

En Suite

6'5 x 4'9 (1.96m x 1.45m)

Comprising a walk-in shower, hand wash basin within vanity unit and w.c.

Outside

Rear Yard

To the rear of the property is a low maintenance, paved rear yard. Beyond the rear access road is a further garden area including a garden shed.

Please Note

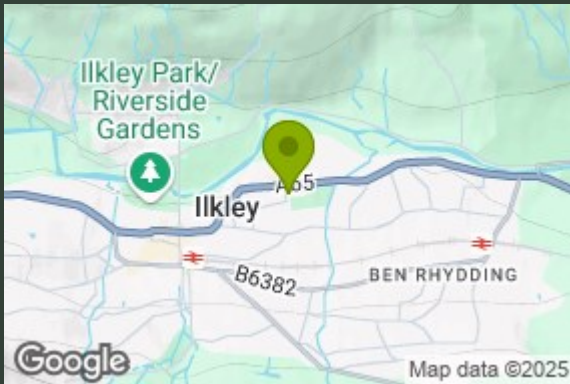
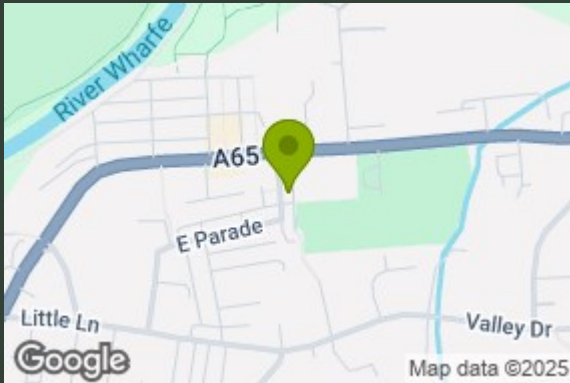
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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

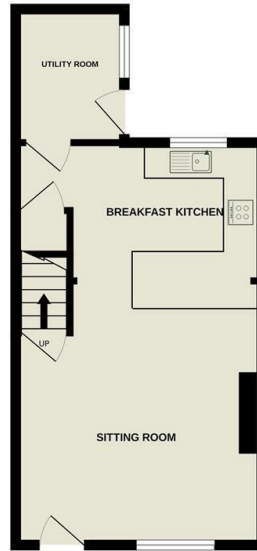
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



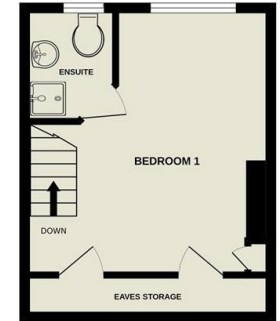
GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



FIRST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



SECOND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			60
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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