



Skipton Road | Ilkley | LS29 9HF

Asking price £675,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

61 Skipton Road |
Ilkley | LS29 9HF
Asking price £675,000

An exceptional three bedroomed link-detached bungalow featuring a beautiful, lawned South facing garden, garage and generous off-street parking.

Located within a brief, level walk of Ilkley town centre, this charming bungalow provides an abundance of living space with a sitting room, sun room and dining room all enjoying a Southerly aspect. The accommodation also comprises two double bedrooms, single bedroom, bathroom, inviting reception hall and a utility/cloakroom.

- South Facing Garden
- Garage & Off-Street Parking
- Three Reception Rooms
- Three Bedrooms

With gas central heating, the accommodation comprises:

Ground Floor

Reception Hall

19'2 (max) x 9'7 (max) (5.84m (max) x 2.92m (max))

An inviting reception hall with plenty of natural light via a velux window, including a cloaks cupboard, fitted shelving and a hatch to the loft.

Sitting Room

17'9 x 11'7 (5.41m x 3.53m)

A lovely reception space featuring a gas fire with marble surround and hearth. An opening leads to:



One enters into a centrally located reception hall that provides access to the living accommodation, bedrooms and utility/garage.



Sun Room

12'2 x 11'11 (3.71m x 3.63m)

Enjoying a delightful outlook over the garden and including a glazed ceiling plus French doors leading to a paved seating area.

Dining Room

11'5 x 8'10 (3.48m x 2.69m)

Adjoining both the sitting room and kitchen.

Kitchen

13'1 x 10'0 (3.99m x 3.05m)

Well-appointed and comprising a good range of base and wall units with coordinating granite work surfaces plus concealed lighting. Integrated appliances include an oven, grill, gas and ceramic hob with hood over, fridge, freezer and a dishwasher.

Utility/Cloakroom

8'4 x 5'11 (2.54m x 1.80m)

Including a hand wash basin, w.c and a cupboard with plumbing for a washing machine.

Bedroom

14'2 x 9'10 (4.32m x 3.00m)

An ample double bedroom enjoying an outlook over the front garden.

Bedroom

10'8 x 8'10 (3.25m x 2.69m)

A further double bedroom with a window to the front elevation.

Bedroom/Study

9'10 x 6'0 (3.00m x 1.83m)

Featuring a range of recessed store cupboards and a window to the side elevation.

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Comprising a bath with shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside





Garage

17'0 x 8'5 (5.18m x 2.57m)

Accessed either via an up and over door or via the utility/cloakroom. Including light, power and water.

Front Garden

A lawn with shrub border wraps round two sides of the driveway.

Rear Garden

A standout feature is the beautiful, lawned South facing garden that features well-stocked flower beds, mature shrubs and trees, a garden shed and two paved seating areas.

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

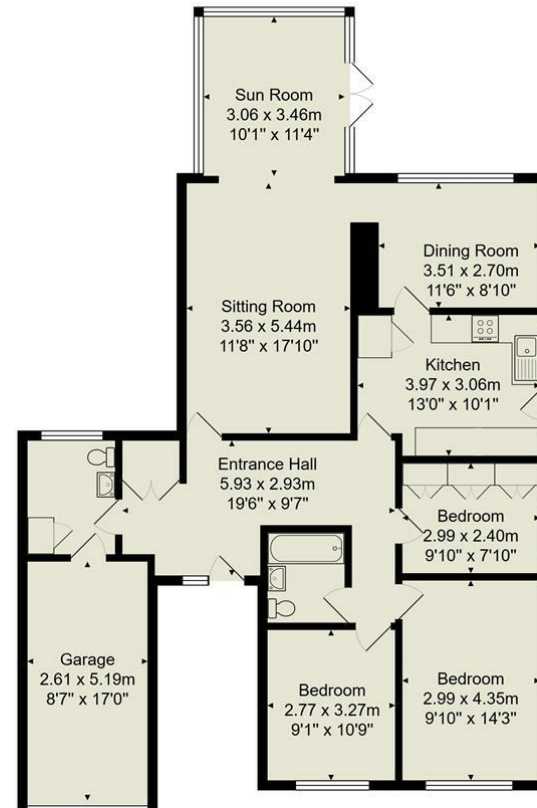
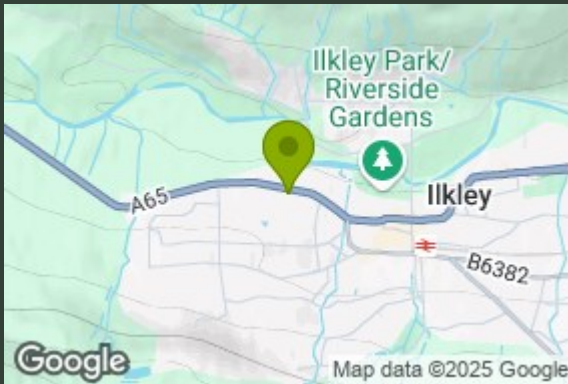
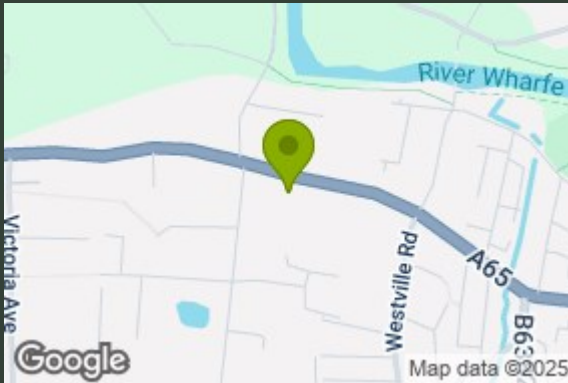
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



A standout feature is the South facing garden which includes well-stocked flower beds, mature trees and shrubs, two paved seating areas and a lawn.



Total Area: 122.8 m² ... 1322 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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