



Merrystone

Middleton Avenue | | Ilkley | LS29 0AD

Asking price £950,000

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Asking price £950,000

An attractive stone built detached family home offering generously proportioned accommodation appointed to a high standard and occupying an enviable setting within the Middleton conservation area within a comfortable walk of Ilkley town centre and with delightful riverside walks nearby. The property incorporates a welcoming hallway with a cloakroom, generous sitting room, fitted breakfast kitchen with utility room and a study on the ground floor, whilst at first floor level there are three bedrooms with en suite facilities together with a hobbies room/fourth bedroom. The house has an integral double garage and additional off road parking in the driveway.

- Stone Built Detached House
- Located In Middleton Conservation Area
- Comfortable Walking Distance Of Town Centre
- Spacious Hall & Cloakroom
- Generous Sitting Room, Study & Breakfast Kitchen
- Three Bedrooms With En Suite Facilities
- Fourth Bedroom/Hobbies Room
- Double Garage & Off Road Parking In Drive
- Private Landscaped Garden
- Council Tax Band D / EPC Rating C

GROUND FLOOR

Entrance Porch

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

With a part glazed panelled entrance door, ceramic tiled flooring and a part glazed door leading to:



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Reception Hall

14'6 x 8'6 (4.42m x 2.59m)

With an Oak staircase.

Cloakroom

Comprising a low suite WC and a vanity unit.

Lounge/Sitting Room

26'0 x 19'6 (max) (7.92m x 5.94m (max))

Featuring a fireplace with a fitted gas fire and windows to three sides, including double doors to the rear garden. There are also recessed spotlights throughout and ample space for a dining table.

Study

11'0 x 7'6 (3.35m x 2.29m)

With recessed spotlights, and windows to the rear and side elevations.

Breakfast Kitchen

16'0 x 11'10 (4.88m x 3.61m)

With an inset sink and good range of base and wall units with a granite worktop. There is also a window to the rear elevation and space for a breakfast table. Integrated appliances include an oven, microwave, induction hob with hood over, large fridge and space for a dishwasher.

Utility Room

8'3 x 4'8 (2.51m x 1.42m)

With a door to the rear garden, base and wall cupboards, an inset sink, plumbing for a washer and space for a dryer.

FIRST FLOOR

Landing

With a hatch to the loft and skylight.

Bedroom

18'8 x 13'2 (5.69m x 4.01m)

An ample double bedroom, with an extensive range of fitted wardrobes, windows to three sides and under eaves storage cupboards.

En Suite Bathroom

Comprising a panelled bath, hand wash basin, shower cubicle and heated towel rail. Window to the rear elevation and tiled floor and walls.

Bedroom

15'10 x 11'3 (4.83m x 3.43m)

A good sized double bedroom, with windows to two sides, extensive fitted wardrobes and storage cupboards in the eaves.

En Suite Bathroom

With a panelled bath having a shower over and glass screen, hand wash basin, WC, two windows to the rear elevation. Tiled floor and walls.

Bedroom

13'5 x 12'2 (4.09m x 3.71m)

Another ample double, with fitted wardrobes, a window to the rear and a large recessed cupboard providing additional storage.

En Suite Shower Room

Comprising a hand wash basin, shower cubicle and WC. Tiled floor and walls and a window to the side elevation.



Bedroom/ Hobbies Room

10'5 x 8'10 (3.18m x 2.69m)

With a window to the front, eaves storage cupboards and a large airing cupboard.

OUTSIDE

Double Garage

17'0 x 16'9 (5.18m x 5.11m)

Integral double garage with fitted cupboards, a window to the side elevation and an electric door. The garage also houses a wall mounted gas boiler.

Garden

A beautifully landscaped garden, with an extensive patio area and both raised and level flower beds. The garden is partially lawned and well screened with a mature hedges.

Driveway

A block-paved drive provides off-street parking for three cars.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band D

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>

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.

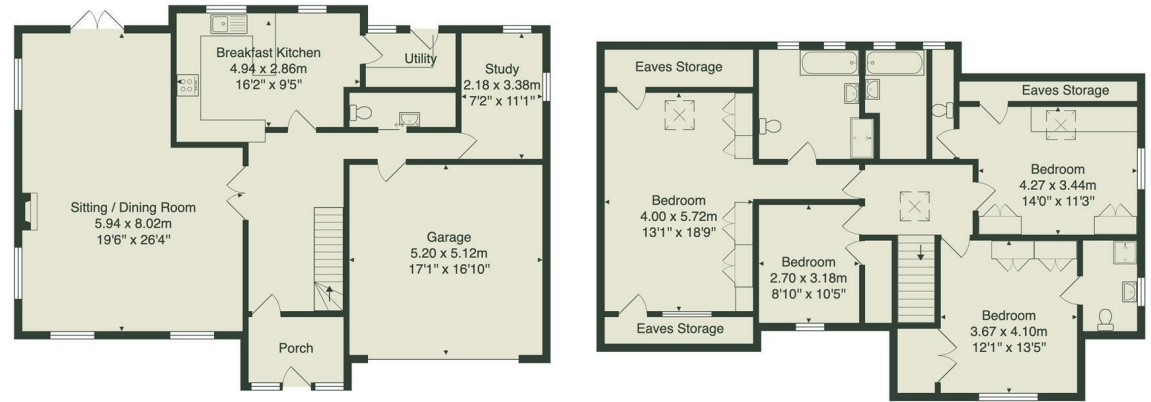
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.



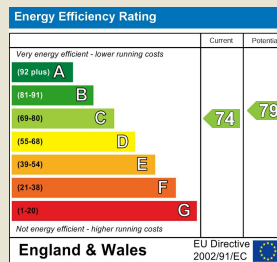
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Area: 113.1 m² ... 1217 ft²

Total Area: 235.1 m² ... 2531 ft²
All measurements are approximate and for display purposes only.
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