



Leeds Road | | Ilkley | LS29 8JS

Asking price £495,000

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Trusted Estate Agents

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Ilkley | LS29 8JS
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An attractive detached bungalow offering deceptively spacious accommodation, standing with a generous level plot and having excellent off road parking accessed from Nordale Close to the rear. The property incorporates a welcoming hallway, a sitting room, snug, fitted kitchen, a large conservatory and a double bedroom and bathroom on the ground floor whilst at first floor level there is a further bedroom and shower room.

- Detached Bungalow
- Snug
- Large Conservatory
- Bathroom & Shower Room
- EPC Rating D
- Sitting Room
- Fitted Dining Kitchen
- Two Bedrooms
- Garage & Workshop
- Council Tax Band D

GROUND FLOOR

Covered Entrance Porch

Reception Hall

With a laminate floor, dado rail and ceiling cornice.

Sitting Room

14'10" x 13'6" into bay (4.52m x 4.11m into bay)

An Adam style fireplace with a marble interior, housing a living flame gas fire.

Bay window to the side elevation. Ceiling cornice.

Snug

11'0" x 11'0" (3.35m x 3.35m)

Laminate flooring and glazed double doors leading to the rear elevation. Staircase leading to the first floor. Understairs cupboard. Ceiling cornice.

Breakfast Kitchen

13'3" x 12'9" (4.04m x 3.89m)

Fitted with a range of base and wall units and coordinating work surfaces, incorporating a stainless steel sink unit Fitted electric oven and hob with a filter hood over and dishwasher.

Conservatory

17'10" x 12'2" (5.44m x 3.71m)

With a ceramic tiled floor and glazed double doors opening onto the rear courtyard garden.



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Bedroom

12'2" x 10'0" (3.71m x 3.05m)

With a full width range of recessed wardrobes.

Bathroom

With a panelled bath, low suite wc, pedestal wash basin and a tiled shower cubicle. Ceramic tiled floor and linen cupboard.

FIRST FLOOR

Landing

With a store cupboard and a Velux roof light window. Access to an under eaves area.

Bedroom

13'6" (max) x 11'10" (max) (4.11m (max) x 3.61m (max))

With a fitted wardrobe, and dormer windows to both the front and rear elevations.

Shower Room

With a tiled shower cubicle, wash basin and a low suite wc.

OUTSIDE

Garage

15'5" x 10'4" (4.70m x 3.15m)

With an electrically operated roller door. 3 KWH vehicle charger.

Utility Area

Located at the rear of the garage and having plumbing for a washer and space for a dryer. Adjoining wc.

Adjoining Workshop

21'0" x 8'0" (6.40m x 2.44m)

Gardens

To the front of the property is a good sized and enclosed south facing lawned garden.

To the rear of the property is a paved courtyard area and a tarmac drive leading to the garage and providing additional off road parking. The property is accessed to the rear via Nordale Close, off Leamington Terrace.

Council Tax

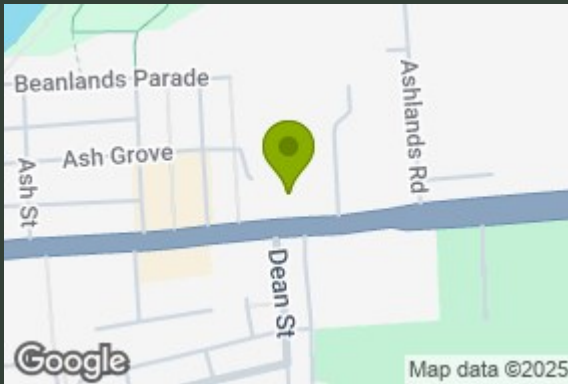
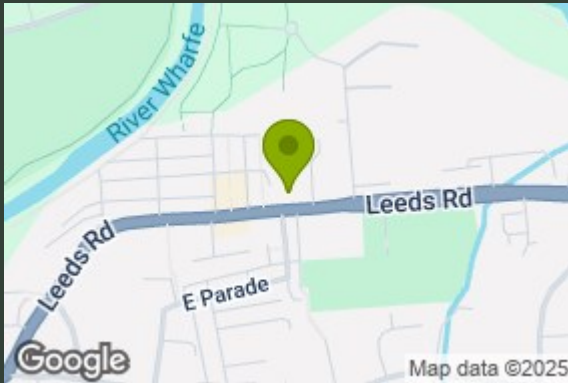
City of Bradford Metropolitan District Council Tax Band D

Please Note

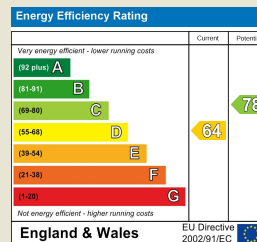
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Total Area: 146.4 m² ... 1576 ft² (excluding loft space)
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