



Gordon Street | Ilkley | LS29 8JW

Asking price £365,000

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12 Gordon Street |  
Ilkley | LS29 8JW  
Asking price £365,000

Located within a quiet cul de sac just a short walk from Ilkley town centre and train station, this extended end-terrace home offers generous and versatile accommodation that perfectly balances comfort with practicality. The property features four/five bedrooms, providing flexibility for use as additional living space, a home office or guest accommodation.

Externally, the property features a beautiful South facing garden and off-street parking for up to three vehicles - A rare advantage in such a central location.

- Substantially Extended
- Ample Off-Street Parking
- No Chain
- South Facing Garden
- Cul De Sac Location

The accommodation with gas central heating comprises:

### Entrance Hall

10'1 x 9'5 (3.07m x 2.87m)

An inviting entrance hall including a useful understairs store cupboard.

### Sitting Room

19'8 x 9'11 (5.99m x 3.02m)

Featuring a gas fire with granite hearth and tiled surround as well as a window to the front elevation and French doors leading out to the rear garden.

### Kitchen

11'1 x 9'9 (3.38m x 2.97m)

Comprising a good range of base and wall units with coordinating work surfaces and a tiled splash back. Appliances include a Kenwood range cooker, integrated dishwasher, space for fridge freezer and plumbing for a washing machine.



It is rare for a property located so close to the centre of Ilkley to include a generous South facing garden and off-street parking for up to three vehicles.



## Living Room

19'4 x 8'7 (5.89m x 2.62m )

A cosy and versatile reception room featuring a wood burning stove on stone hearth, stripped pine floor, window to the front elevation and French doors leading out to the rear garden.

## First Floor

### Bedroom

11'6 x 10'3 (3.51m x 3.12m)

A double bedroom with fitted wardrobes and window to the front elevation.

### Bedroom

13'7 x 9'0 (4.14m x 2.74m )

A further double bedroom benefitting from a Southerly aspect and glimpses of Ilkley Moor.

### Bedroom

10'7 x 6'5 (3.23m x 1.96m)

With recessed hanging space and window to front elevation.

## Bathroom

7'4 x 5'7 (2.24m x 1.70m)

Comprising a bath with rainfall shower over plus glass screen, hand wash basin, W.C and a window to the rear elevation.

### Bedroom

10'4 x 8'7 (3.15m x 2.62m )

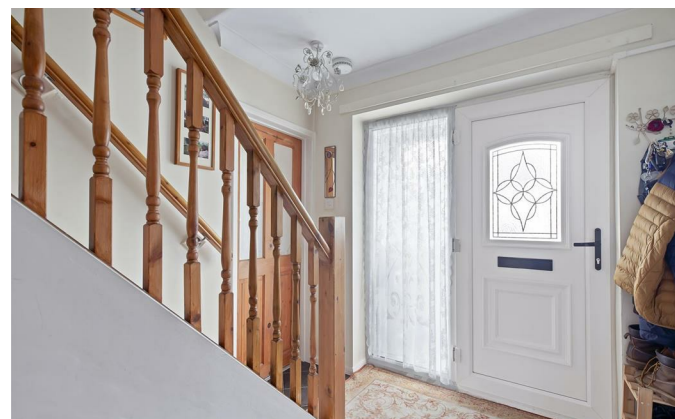
A third double bedroom with a window to the front elevation.

### Bedroom/Study

8'8 x 6'9 (2.64m x 2.06m)

Including a recessed wardrobe and window to rear elevation.

## Outside



## Rear Garden

A standout feature is the beautifully designed, South facing garden that includes a central lawn, paved seating areas, summerhouse, shed and raised beds with mature shrubs and trees.

## Driveway

A driveway to the front of the property provides off-street parking for up to three vehicles.

## 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>

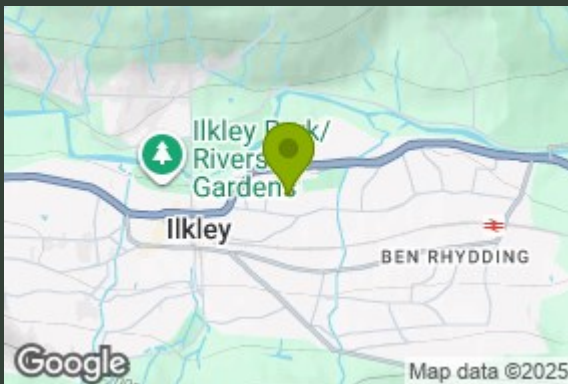
## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.

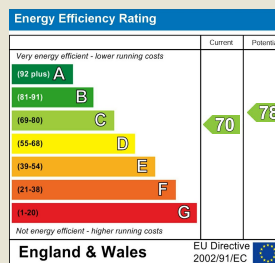


Two sizeable reception rooms at either side of the property provide a high degree of versatility to the ground floor accommodation.





Total Area: 121.1 m<sup>2</sup> ... 1304 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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