



**Gordon Street, Ilkley LS29 8JW**



**welcome to**

**Gordon Street, Ilkley**

A well-maintained mid-terrace home offering SPACIOUS and thoughtfully presented living accommodation. The property includes a generous lounge, a practical UTILITY room, three bedrooms, and the added benefit of a versatile LOFT ROOM. Externally, it features a private rear garden and a driveway.



### Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

### Lounge

19' 6" Max x 11' 5" Max ( 5.94m Max x 3.48m Max )

A spacious, bright and airy room having a log burner set into the fireplace with wood lintel above. Fully glazed sliding doors to the rear give access to the garden.

### Kitchen

10' 10" Max x 9' 6" Max ( 3.30m Max x 2.90m Max )

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and space for a fridge freezer.

### Utility Room

With further wall and base units, understairs cupboard and plumbing for a washing machine.

### Bedroom One

13' 6" Max x 9' 1" Max ( 4.11m Max x 2.77m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture.

### Bedroom Two

11' 5" Max x 10' 3" Max ( 3.48m Max x 3.12m Max )

A double bedroom positioned to the front elevation with a built in storage cupboard.

### Bedroom Three

10' 5" Max x 6' 4" Max ( 3.17m Max x 1.93m Max )

A good size single bedroom positioned to the front elevation with space for free standing furniture.

### Bathroom

With tiling to splash areas, fitted with a three piece suite comprising a bath with shower over, wash hand basin with storage below and wc.

### Loft Room

21' Max x 8' 6" Max ( 6.40m Max x 2.59m Max )

A versatile space with limited head height and two

skylights.

### Outside

To the front of the property there is a gravelled driveway providing off street parking. To the rear, a decked seating area leads off the lounge with a lawn beyond and log store.

### Agents Note

The property is of non standard construction, Wimpey No-Fines concrete ,please speak with your conveyancer.



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## **Gordon Street, Ilkley**

- MID TERRACE HOUSE
- THREE GOOD SIZE BEDROOMS
- SPACIOUS LOFT ROOM
- UTILITY ROOM
- OFF STREET PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**