Brewery Road | | Ilkley | LS29 8JD

Asking price £310,000

TRANMER WHITE
Trusted Estate Agents

35 Brewery Road | Ilkley | LS29 8JD
Asking price £310,000

An attractive stone built terrace house offering well proportioned accommodation and having an enclosed west facing courtyard garden to the rear. Arranged over two floors the property includes a welcoming hallway, a sitting room and full width dining kitchen on the ground floor whilst at first floor level there are three bedrooms and a bathroom.

- Attractive Stone Terrace House
- Dining Kitchen
- Bathroom
- Short Walk To Town Centre
- Council Tax Band B
- Spacious Hall & Sitting Room
- Three Bedrooms
- West Facing Courtyard Garden
- Train Station Nearby
- EPC Rating C

GROUND FLOOR

Reception Hall
12'1" x 6'0" (3.68m x 1.83m)
With a pvc double glazed door. Moulded ceiling cornice.

Sitting Room
12'0" x 10'4" (3.66m x 3.15m)
With a decorative fireplace with a wooden surround. Moulded ceiling cornice. Window to the front elevation.

Dining Kitchen
16'7" x 12'5" (5.05m x 3.78m)
A good sized dining kitchen fitted with base and wall units, work surfaces with an inset stainless steel sink unit. Provision for electric cooker and plumbing for an automatic washer. Floor to ceiling cupboards. Wall mounted gas central heating boiler. Door and window to rear garden.

FIRST FLOOR

Landing
With access to a part boarded roof space.

Bedroom
12'0" x 8'4" (3.66m x 2.54m)
With twin fitted wardrobes. Window to the front elevation.

An attractive stone built terrace house offering well proportioned accommodation and having an enclosed west facing courtyard garden to the rear.

Bedroom
12'2" x 8'2" (3.71m x 2.49m)
With a fitted wardrobe. Window to the rear elevation.

Bedroom
9'5" x 8'2" (2.87m x 2.49m)
Window to the rear elevation.

Bathroom
Fitted with a white suite comprising a panelled bath having a shower over, low suite wc and a pedestal wash basin. Window to the front elevation.

OUTSIDE
There is an enclosed front garden.
To the rear of the house is a larger enclosed courtyard garden with a westerly aspect and timber garden shed.

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.

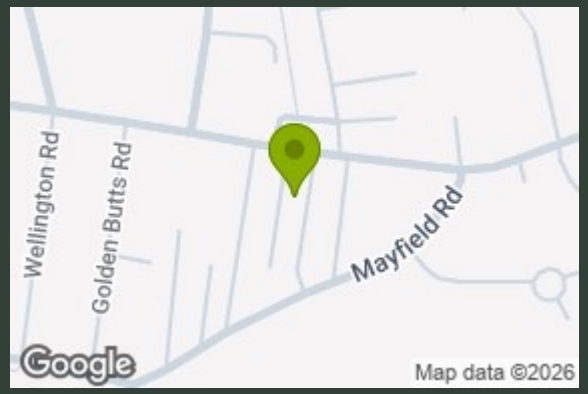
Council Tax
City of Bradford Metropolitan District Council Tax Band B.

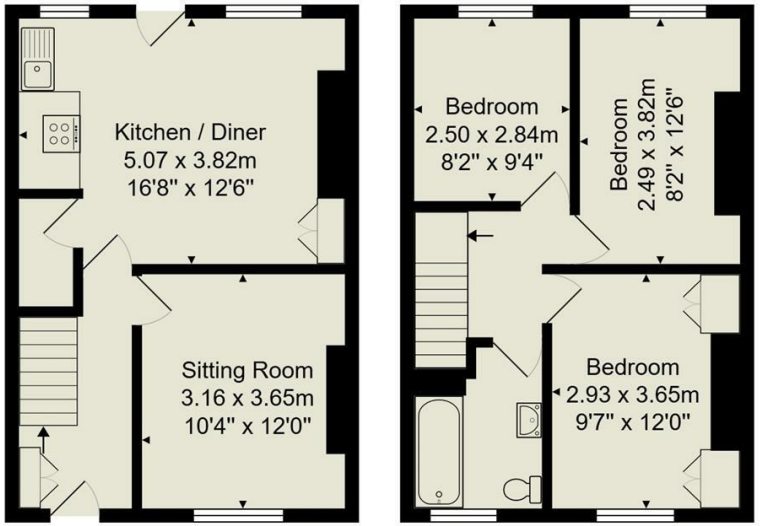
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

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.

Tenure
We are informed by the client/s that the property is Freehold.





Ground Floor First Floor

Total Area: 77.4 m² ... 833 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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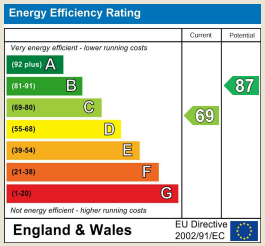

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