



Wells Road | Ilkley | LS29 9JE

Asking price £269,000



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A beautifully appointed two bedroomed mid-terrace home nestled within a sought after and small-scale development conveniently placed within a brief stroll of Ilkley town centre and train station.

Including a garage, West facing paved seating area and enjoying access to well-maintained lawned communal gardens, this inviting home manages to offer a sense a peace and seclusion whilst enjoying all the benefits of a town centre location.

- Beautifully Appointed Throughout
- Convenient Central Location
- Garage
- Private Paved Garden & Access To Lawned Communal Gardens

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

With ample space for coats and shoes.

Inner Hall

11'4 x 6'1 (3.45m x 1.85m)

Kitchen

11'4 x 7'0 (3.45m x 2.13m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an Everhot cooker with hood over, fridge/freezer and a washing machine. A thoughtfully designed benched seating area with storage beneath creates an excellent dining area. The kitchen also features a useful pantry cupboard and a window provides a Westerly aspect.



Located to the rear is a garage, which is approached via a driveway used only by the residents of this exclusive development.



Living Room

13'6 x 11'7 (4.11m x 3.53m)

A welcoming reception room featuring a range of fitted cabinets (with concealed power points) and display shelving, an electric fire with marble effect surround and a useful understairs store cupboard. A window offers an outlook over the lawned communal gardens.

First Floor

Bedroom

13'7 x 8'11 (4.14m x 2.72m)

An ample double including a recessed wardrobe, linen cupboard and a window to the front elevation.

Bedroom

11'6 x 7'0 (3.51m x 2.13m)

Accessed via oak double doors, a very thoughtfully designed single bedroom featuring a range of high quality Born of Wood wardrobes and bed frame with built-in drawers.

Shower Room

5'11 x 5'4 (1.80m x 1.63m)

Highly appointed and comprising a walk-in rainfall shower with glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Landing

Including an airing cupboard housing the boiler as well as a hatch that leads to the part boarded loft.

Outside

Front Garden

To the front of the property is a West facing paved seating area, providing a lovely spot to enjoy the afternoon and evening sunshine.

Communal Gardens

The property is set amongst well-maintained lawned communal gardens.



Garage

18'1 x 8'2 (5.51m x 2.49m)

Accessed via an up and over door.

Tenure

The property is held on a 999 year lease dated from 1977. There is an annual ground rent of £250.00 that is fixed for the length of the lease.

Service Charge

The current service charge amounts to £240.00 per annum.

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>

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.

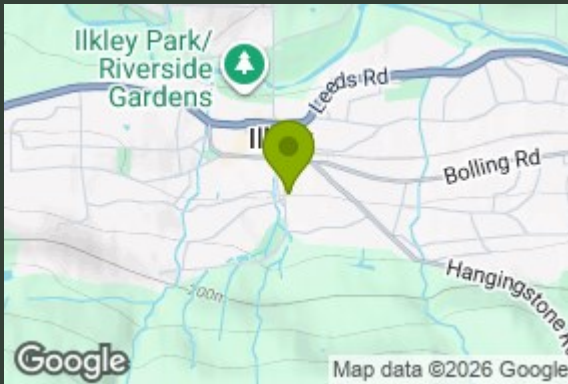
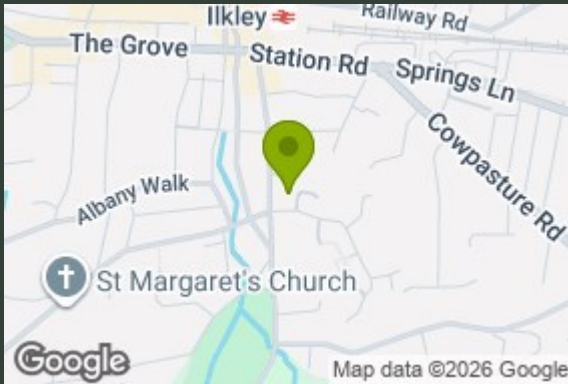


A Westerly aspect ensures the property benefits from an abundance of natural light.

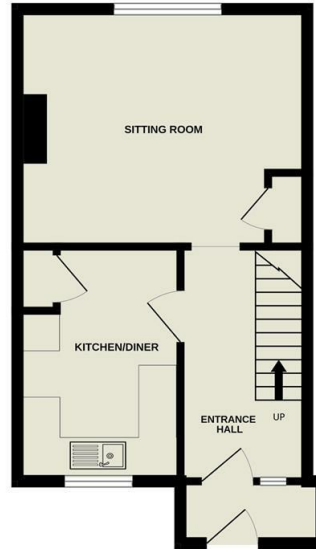




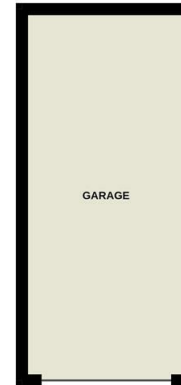
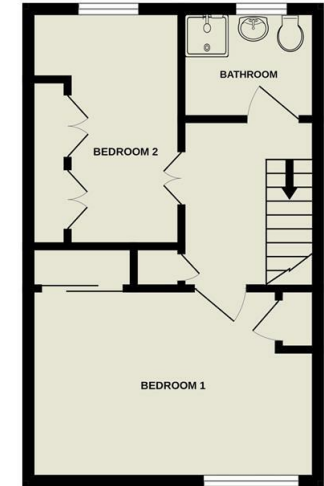
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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



FIRST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

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