



121 Skipton Road | Ilkley | LS29 9RJ

Guide price £350,000

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A spacious four-bedroom mid-terraced property arranged over three floors, enjoying stunning far-reaching views and offering excellent potential for renovation and modernisation.

The property provides good-sized accommodation throughout, including a sitting room, dining room and kitchen, with four bedrooms arranged over the upper floors. Externally, there is a rear garden, garage and off-street parking for one vehicle.

The property is now in need of complete renovation, providing an opportunity for a buyer to create a spacious and individual home in a superb position.

- Four Bedrooms
- Off-Street Parking
- Far Reaching Views
- Two Reception Rooms
- Garage
- Now in Need of Modernisation

GROUND FLOOR

Entrance Porch

With entrance via a composite glazed front door, there is tiled flooring and a door leading to:

Entrance Hall

With stairs to the upper floors.

Sitting Room

17'04 (into bay) x 13'04 (5.28m (into bay) x 4.06m)

This light and airy sitting room features an open grate, with stone hearth and wooden surround. The generous bay window to the front elevation has a super outlook over the valley towards Middleton. Picture rail and ceiling cornice.

Dining Room

14'01 x 13'08 (4.29m x 4.17m)

A good sized dining room with a feature open fire on a tiled hearth and wooden surround. (Please note, the fireplace in this room has a back-boiler, which is the current source of central heating.) Floor to ceiling store cupboard in the recess. A window to the rear elevation overlooking the garden.

Kitchen

8'03 x 7'07 (2.51m x 2.31m)

Comprising wall and base units, tiled splashback, stainless steel sink and drainer, plumbing for a washing machine. Window to the rear elevation. Door leading to the rear garden.



Enjoying stunning far-reaching views, creating a beautiful outlook from this spacious four-bedroom property.



LOWER GROUND FLOOR

Cellar

15'10 x 3'03 (4.83m x 0.99m)
With access via stone steps.

FIRST FLOOR

Bedroom Two

13'6 x 10'8 (4.11m x 3.25m)

A good sized bedroom, with original wood parquet flooring and an open fireplace with tiled slips. Built in wardrobes to the recess and a window to the front elevation with a lovely outlook over the valley

Bedroom Three

13'07 x 9'07 (4.14m x 2.92m)

A good sized bedroom, featuring a cast iron fireplace with tiled slips. There are also useful built in wardrobes to the recess and a window to the rear elevation.

Bedroom Four

9'10 x 6'02 (3.00m x 1.88m)

The window to the front elevation has lovely long distance views. Built in cupboards and bookcase.

Bathroom

Comprising a pedestal wash basin, panelled bath, and WC. Airing cupboard housing the emersion water tank. Window to the rear elevation.

SECOND FLOOR

Bedroom One

24'04 x 17'02 (7.42m x 5.23m)

A good sized bedroom with a dormer window to the front elevation with far reaching views over the valley. Two skylights. Access to the eaves and a selection of fitted cupboards.

OUTSIDE

Single Garage

Parking

To the front of the garage there is a parking space.

Rear Garden

There is a south facing rear garden, with steps up to gated access, flower beds and storage for fuel.

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.

Offer Acceptance & AML Regulations

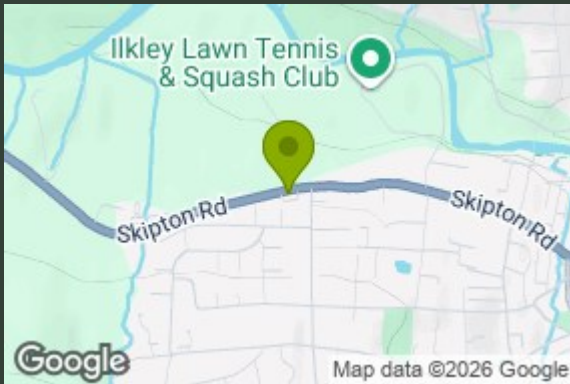
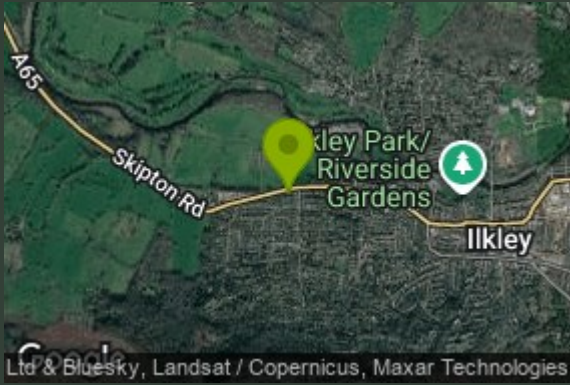
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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.

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>



CELLAR
86 sq.ft (8.0 sq.m) approx.

GROUND FLOOR
533 sq.ft (49.6 sq.m) approx.

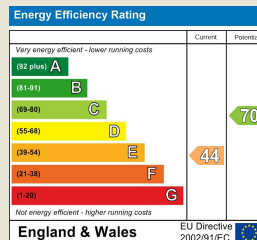
FIRST FLOOR
511 sq.ft (47.4 sq.m) approx.

SECOND FLOOR
416 sq.ft (38.6 sq.m) approx.



TOTAL FLOOR AREA: 1546 sq.ft (143.6 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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