



St. James Road | | Ilkley | LS29 9PY

Asking price £725,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

26 St. James Road |
Ilkley | LS29 9PY
Asking price £725,000

A handsome stone built terrace house offering spacious family accommodation retaining many appealing period features and appointed throughout to a very high standard. The house, which was reroofed in 2013, occupies an extremely convenient setting within a short stroll of The Grove. The property incorporates a welcoming hallway, a sitting room, dining room and an adjoining fitted kitchen whilst at lower ground floor level there is an excellent range of cellars with potential to create additional living space. The upper floors include five bedrooms and two bathrooms. To the rear of the house is a generous level enclosed garden.

- Handsome Victorian Terrace House
- Retaining Many Original Features
- Modern Fitted Kitchen
- 5 Bedrooms & 2 Bathrooms
- Council Tax Band E
- Spacious & Elegant Family Accommodation
- Sitting Room & Dining Room
- Useful Basement Area
- Generous Enclosed Level Garden
- EPC Rating D

GROUND FLOOR

Reception Hall

16'6" x 7'2" (5.03m x 2.18m)

With a panelled entrance door with stained glass features, moulded ceiling cornice and an elegant staircase leading to the upper floors.

Sitting Room

15'0" x 13'6" (4.57m x 4.11m)

A feature stained glass bay window to the front elevation. Tiled interior fireplace with a slate surround and an open grate. Moulded ceiling cornice and picture rail.

Dining Room

15'5" x 12'10" (4.70m x 3.91m)

With a log burning stove on a tiled hearth and having a cast iron surround. Fitted bookshelves. Moulded ceiling cornice and picture rail. Opening to:



A handsome stone built terrace house offering spacious family accommodation retaining many appealing period features and appointed throughout to a very high standard. The house, which was reroofed in 2013, occupies an extremely convenient setting within a short stroll of The Grove.



Adjoining Kitchen

11'10" x 9'7" (3.61m x 2.92m)

With a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Twin ovens and a gas hob with filter hood over. Fitted fridge and freezer. A large matching island unit includes extensive further cupboards, a sink with a mixer tap, and an integrated dishwasher. Door to the rear of the property.

LOWER GROUND FLOOR

Basement Hallway

Leading to:

Small Keeping Cellar

7'0" x 4'4" (2.13m x 1.32m)

Store Cellar

15'6" x 12'6" (4.72m x 3.81m)

With a door leading to the rear.

Laundry Cellar

12'0" x 9'0" (3.66m x 2.74m)

With a wall mounted gas central heating boiler (installed 2019). Plumbing for an automatic washer and space for a dryer.

FIRST FLOOR

Landing

With a useful store cupboard.

Bedroom

15'6" x 12'6" (4.72m x 3.81m)

With fitted wardrobes and a moulded ceiling cornice. Window overlooking the rear garden.

Bedroom

13'0" x 11'6" (3.96m x 3.51m)

With a fitted wardrobe.

Bedroom

9'2" x 8'0" (2.79m x 2.44m)

Bathroom

With a modern white suite comprising a rolled top bath, large walk in shower cubicle, low suite wc and a pedestal wash basin. Limestone tiled floor.

SECOND FLOOR

Spacious Landing/Sitting Area

12'7" x 9'4" (3.84m x 2.84m)

With a Velux rooflight window.

Bedroom

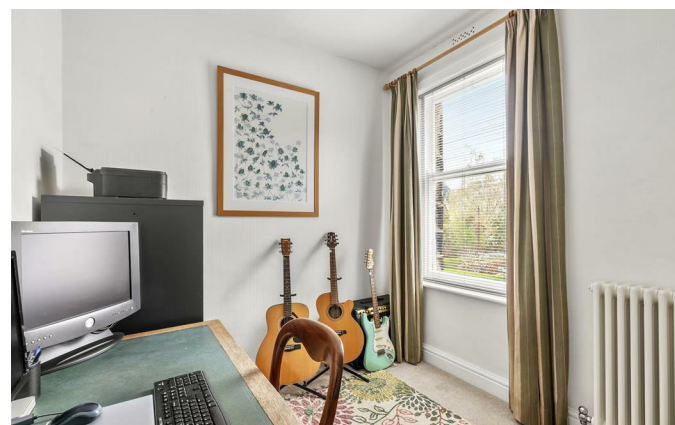
12'2" x 9'6" (3.71m x 2.90m)

With two Velux rooflight windows.

Bedroom

12'9" x 10'0" (3.89m x 3.05m)

With a large dormer window to the rear elevation.



Bathroom

With a modern white suite comprising a panelled bath, low suite wc and a pedestal wash basin. Ceramic tiled floor. Velux rooflight window.

OUTSIDE

Gardens & Parking

There is an easily managed cottage style garden to the front, featuring a Yorkshire stone patio and path.

To the rear of the property is a generous level garden, principally lawned with flower borders.

There is vehicular access to the rear of the house and off-street parking for a large vehicle.

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 E

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>

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.

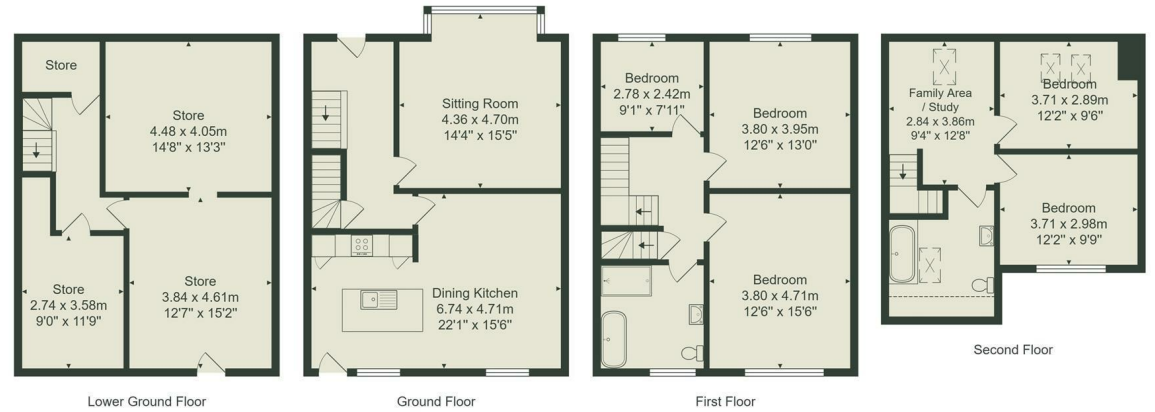
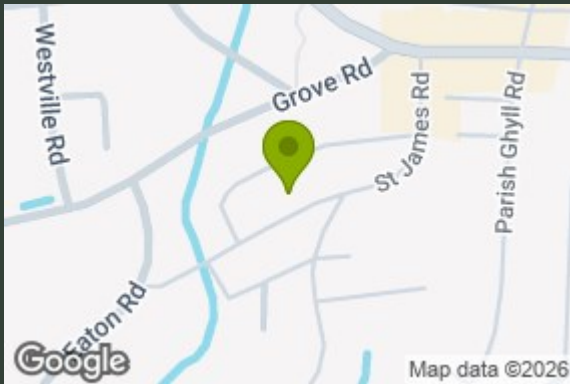
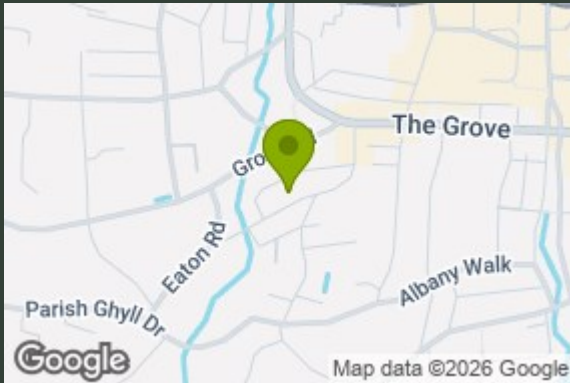
Tenure

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

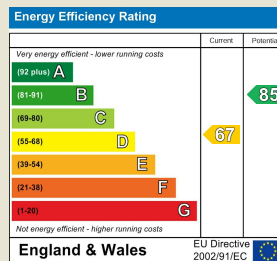


The property incorporates a welcoming hallway, a sitting room, dining room and an adjoining fitted kitchen whilst at lower ground floor level there is an excellent range of cellars with potential to create additional living space. The upper floors include five bedrooms and two bathrooms. The the rear of the house is a generous level enclosed garden.





Total Area: 224.8 m² ... 2420 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>