



Skipton Road | Ilkley | LS29 9EP

£425,000

TW TRANMER
WHITE
Trusted Estate Agents

44 Skipton Road |
Ilkley | LS29 9EP
£425,000

A handsome four storey stone built Victorian terrace house, with an open outlook to the front, offering particularly spacious family accommodation with a flexible layout. The property is conveniently located within a short walk of the Riverside Gardens and Ilkley town centre. The property includes a good sized sitting room and dining kitchen on the ground floor which at lower ground floor level there is a further sitting room, bedroom and shower room. The upper floors provide four excellent bedrooms and a bathroom.

- Convenient location, close to the town centre
- Accommodation arranged over four floors
- Dining kitchen
- Bathroom & shower room
- Offering multigenerational living
- Charming Sitting Room
- Four bedrooms
- EPC Rating D & Council Tax D

GROUND FLOOR

Entrance Vestibule

With a panelled entrance door, ceramic tiled floor and a glazed inner door leading to:

Sitting Room

16'3" x 14'4" (4.95m x 4.37m)

With a splayed bay window to the front elevation and a tiled fireplace with an open grate. Moulded ceiling cornice and fitted shelves.

Dining Kitchen

14'4" x 13'9" (4.37m x 4.19m)

With a stainless steel sink unit with mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces. Ample space for a table. Integrated appliances including an electric oven and gas hob, fridge, freezer and dishwasher. Plumbing for an automatic washer. Wall mounted gas central heating boiler.

Rear Entrance Vestibule

With a stable door opening on to a small balcony to the rear.

LOWER GROUND FLOOR

Studio/2nd Sitting Room

14'0" x 13'9" (4.27m x 4.19m)

With fitted shelves and a door leading to the rear of the property.



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Bedroom

14'5" x 14'3" (4.39m x 4.34m)
With fitted shelves.

Shower Room

With a tiled shower cubicle, low suite wc and a pedestal wash basin. Recessed spotlights.

FIRST FLOOR

Landing

Leading to:

Bedroom

14'4" x 13'8" (4.37m x 4.17m)
With two windows to the front elevation having a pleasant open outlook.

Bedroom 2

11'7" x 9'2" (3.53m x 2.79m)

Bathroom

With a white suite comprising a corner bath with a shower over, low suite wc and a pedestal wash basin. Recessed spotlights.

SECOND FLOOR

Landing giving access to:

Bedroom

14'6" x 8'2" (4.42m x 2.49m)
With a dormer window with a pleasant outlook to the front.

Bedroom

13'10" x 9'9" (4.22m x 2.97m)
With a Velux rooflight window.

OUTSIDE

Gardens

There are small gardens to both the front and rear.

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 D

Please Note

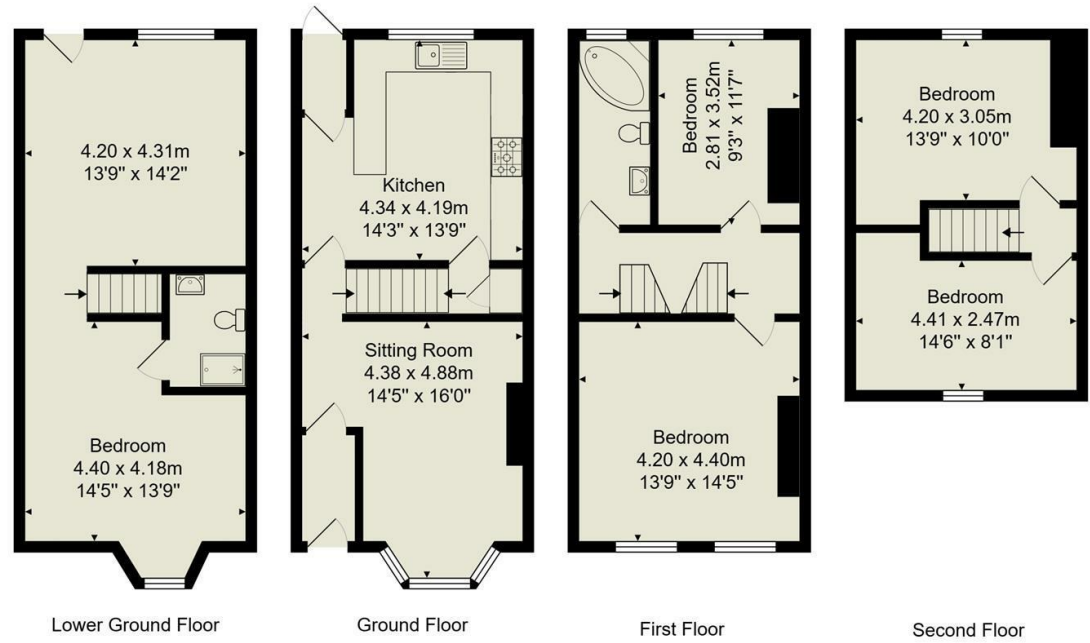
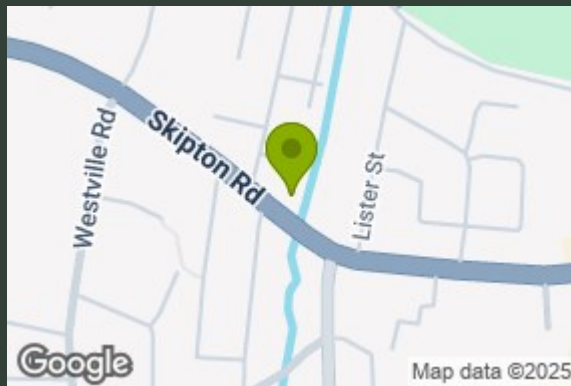
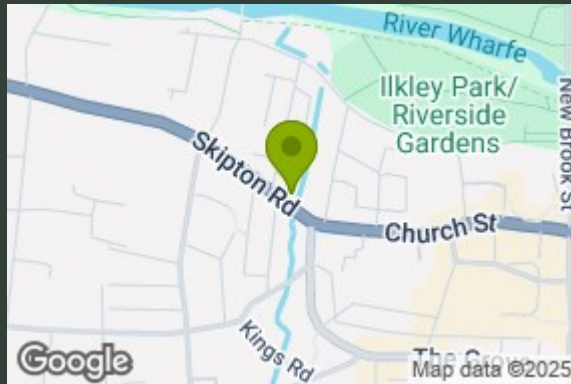
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Total Area: 150.5 m² ... 1620 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			79
(5-8) D		55	
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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