



Wilmot Road | Ilkley | LS29 8HU

Asking price £317,500

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Trusted Estate Agents

31 Wilmot Road |
Ilkley | LS29 8HU
Asking price £317,500

An attractive traditional stone built terrace house, conveniently located for easy access to town centre amenities and offering beautifully presented accommodation which has been modernised and refurbished to a high standard in recent years.

- Stone Built Terrace
- Extended To The Rear
- 3 Bedrooms
- New Double Glazing In 2018
- Council Tax Band B
- Beautifully Modernised
- Sitting Room & Fitted Kitchen
- Modern Shower Room
- Close To Town Centre
- EPC Rating D

GROUND FLOOR

Entrance Vestibule

With a panelled entrance door.

Sitting Room

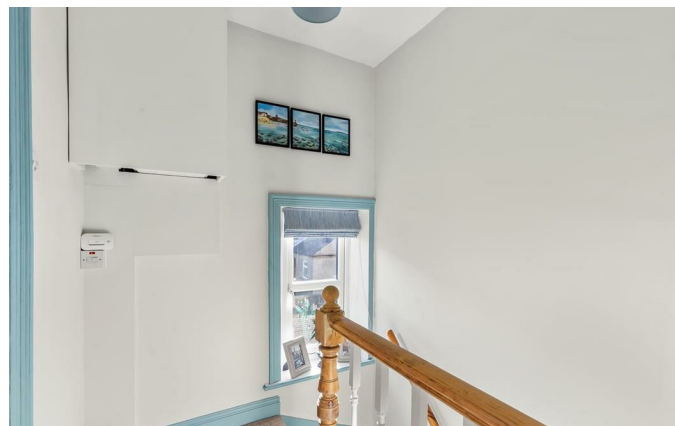
13'10" x 12'6" (4.22m x 3.81m)

With a solid fuel stove, floor to ceiling cupboards, exposed timber floorboards, a moulded ceiling cornice and ceiling rose.

Kitchen

10'8" x 9'10" (3.25m x 3.00m)

Refurbished to a high standard with an inset sink unit with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a breakfast bar and a tiled surround. Fitted fridge and freezer and a gas oven. Plumbing for an automatic washer.



Wilmot Road is a secluded cul de sac, conveniently placed within a brief stroll of the town centre and train station.



Rear Entrance Vestibule

With a modern composite door giving access to the rear of the property.

Shower Room

Smartly refurbished and including a large walk in rainfall shower, wash basin with a cupboard beneath and a low suite wc. Porcelain tiled walls.

FIRST FLOOR

Landing

With a cupboard housing the wall mounted gas fired central heating boiler.

Bedroom

11'10" x 13'9" (to rear of wardrobe) (3.61m x 4.19m (to rear of wardrobe))

With a fitted wardrobe, decorative fireplace and exposed timber floor board. Adjacent low suite wc and wash basin.

Bedroom

9'10" x 7'10" (3.00m x 2.39m)

SECOND FLOOR

Bedroom

13'9" x 22'2" (to rear of fitted cupboards) (4.19m x 6.76m (to rear of fitted cupboards))

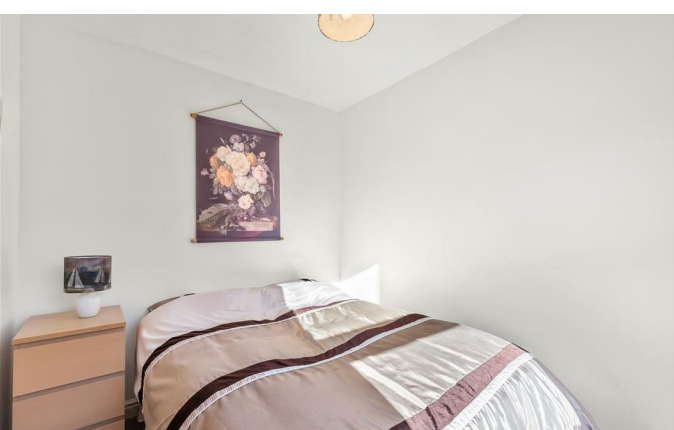
A bright and airy room with three Velux rooflight windows and a deep recessed cupboard providing excellent storage.

OUTSIDE

There are easily managed paved gardens to both 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 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>

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.

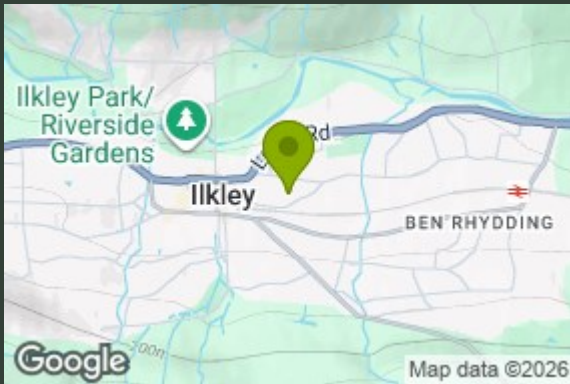
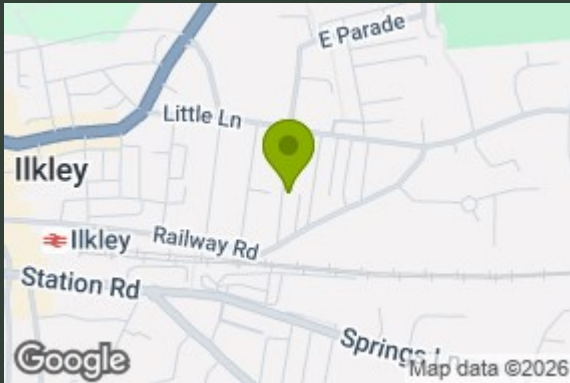
Tenure

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



The property incorporates a lovely sitting room, a smart fitted kitchen with integrated appliances and a refurbished shower room on the ground floor whilst the upper floors include three good sized bedrooms and a wc.





Total Area: 92.2 m² ... 993 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			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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