



Leicester Crescent | Ilkley | LS29 8DX

£459,950

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Key features

- Smartly presented terrace property
- Sitting room with an open fire
- Spacious dining kitchen
- Utility area and cloakroom
- Two first floor bedrooms
- Two Second floor bedrooms
- Enclosed garden to the rear
- Close proximity to the town's amenities



Description

This beautifully presented mid-terrace home is nestled within a well-established and highly sought-after residential area, prized for its convenient access to Ilkley town centre and its array of amenities.

Set across three thoughtfully arranged floors, the property has been lovingly maintained by the current owners and offers inviting, well-proportioned accommodation throughout. The ground floor features a welcoming hallway, sitting room with an open fire, creating a warm and homely focal point, alongside a charming dining kitchen, complemented by a useful utility area and cloakroom.

The upper floors provide four comfortable double bedrooms and a house bathroom, offering flexible space for family living or guests. To the rear, a delightful garden provides a peaceful outdoor retreat, ideal for relaxation and entertaining.



A smartly presented four bedrooomed terrace property close to the town's amenities.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with a composite and glazed door and light over. Oak flooring.

Sitting Room

16' max x 14'04" max

A delightful sitting room with a bay window to the front elevation and fitted shutters. Feature fireplace with an inset cast iron interior and an open grate. Exposed floorboards. Picture rail and ceiling cornice

Dining Kitchen

13'04" x 12'07"

An impressive dining kitchen fitted with a range of base and wall units, coordinating Granite work surfaces, incorporating an inset Belfast sink. Housed in the chimney recess is the Range Master oven with five gas ring hob and extractor fan over. Oak flooring. Window to the rear elevation. Useful pantry.

Cloakroom

Fitted with a wall mounted wash basin and WC. Windows to the side and rear.

Utility Area

9'2" x 4'

With plumbing for a washing machine. Window and door to the side elevation,

FIRST FLOOR

Landing

Bedroom One

11'4" max x 11'2" max

Window to the rear elevation.

Bedroom Two

11'2" x 10'11"

Window to the rear elevation. Built in cupboard.

Bathroom

8'11"max x 7'7" max

Comprising a panelled bath, shower cubicle, pedestal wash basin and WC. Tiled floor. Heated towel rail. Window to the rear elevation.







SECOND FLOOR

Bedroom Three

16'7" x 11'3"

Dormer to the front elevation. Exposed floorboards.

Bedroom Four

11'05" x 11'

With a cast iron fireplace. Velux window.

Outside

Garden

To the front of the property there is an enclosed area, whilst to the rear there is a delightful garden with a flagged area leading to the lawn and access gate beyond.

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.

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.

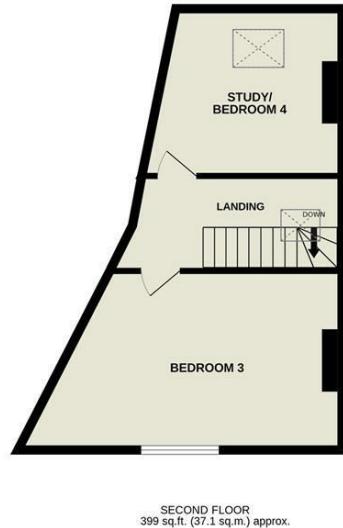
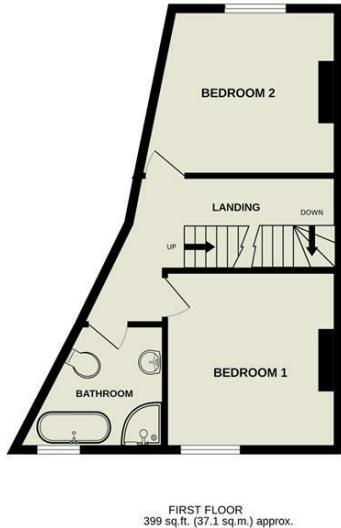
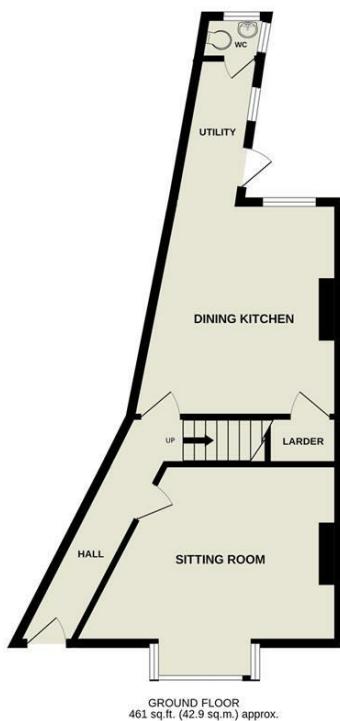
Mobile Signal/Coverage

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.

Floor plans



TOTAL FLOOR AREA : 1314sq.ft. (122.1 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	

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