



**TW**  
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FOR SALE

Thwaites Avenue | Ilkley | LS29 8EH

Asking price £344,950

**TW** TRANMER  
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Trusted Estate Agents

31 Thwaites Avenue |  
Ilkley | LS29 8EH  
Asking price £344,950

Occupying an enviable position within a peaceful cul de sac just a short walk from Ilkley town centre, this inviting semi-detached home provides ample three bedroomed accommodation and includes a low-maintenance rear garden as well as off-street parking.

- Cul De Sac Position
- Off-Street Parking
- Spacious Dining Kitchen
- Three Bedrooms

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Porch

A double glazed entrance porch with a door leading to:

#### Entrance Hall

9'0 x 5'2 (2.74m x 1.57m)

With stairs to the first floor.

#### Sitting Room

12'0 x 11'7 (into window) (3.66m x 3.53m (into window))

An inviting reception room including a feature fireplace with marble surround and hearth plus a window to the front elevation.

#### Dining Kitchen

18'2 (max) x 17'7 (max) (5.54m (max) x 5.36m (max))

A particularly spacious dining kitchen comprising a range of base and wall units with coordinating work surfaces plus tiled splashback and additional fitted babinets. Appliances include an oven plus grill, five ring gas hob with hood over, dishwasher and plumbing for a washing machine. Highlighting the dining area is a wood burning stove on stone hearth with brick surround.

#### Conservatory

10'6 x 9'7 (3.20m x 2.92m)

Allowing for an abundance of natural light and including a laminate woof floor as well as french doors leading to the rear garden.

### First Floor



Thwaites Avenue is a sought after cul de sac, popular for it's feeling of seclusion whilst being within a short walk of the town centre and train station.



### Bedroom

12'2 x 10'11 (3.71m x 3.33m)

An ample double bedroom enjoying a Westerly aspect.

### Bedroom

11'4 x 10'7 (3.45m x 3.23m)

A second double bedroom including a window to the rear elevation.

### Bedroom

12'0 x 6'4 (3.66m x 1.93m)

A single bedroom with a window to the rear elevation.

### Shower Room

6'5 x 6'5 (1.96m x 1.96m)

Comprising a walk-in rainfall shower with sliding glass doors, hand wash basin within vanity unit, w.c and a heated towel rail.

### Outside

#### Driveway

A paved driveway with time adjustable outdoor lighting provides off-street parking for a vehicle.

#### Rear Garden

To the rear of the property is a low-maintenance, paved garden that features a garden store.

### 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

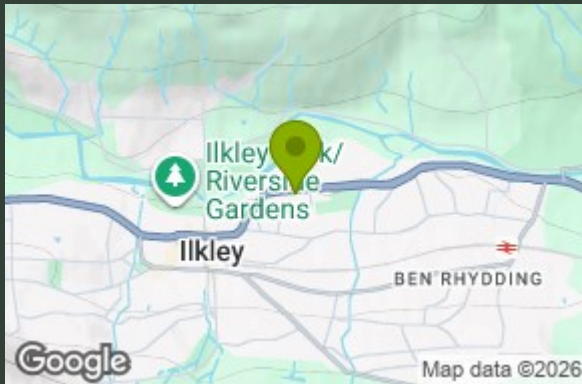
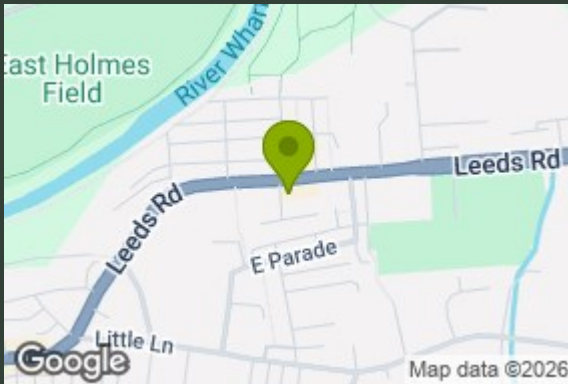
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Offer Acceptance & AML Regulations

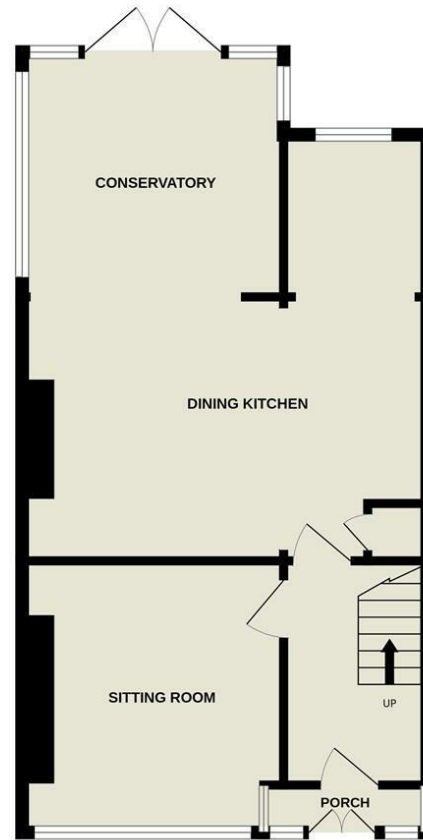
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification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

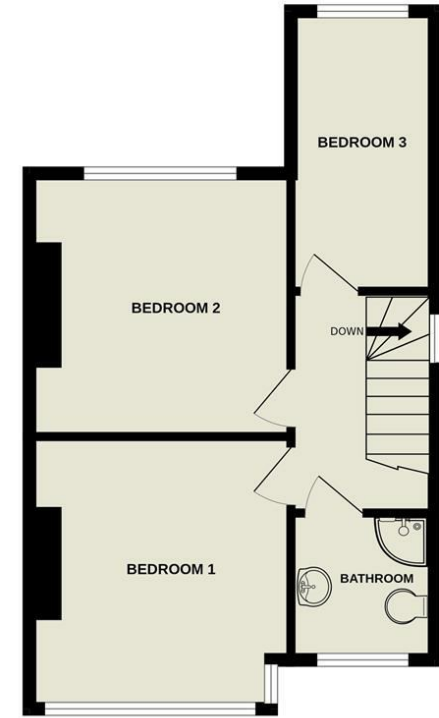
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.

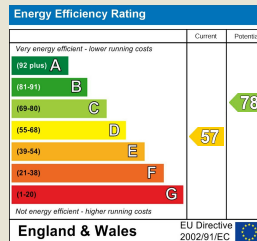


FIRST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 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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