



Wilmot Road | Ilkley | LS29 8HU

Asking price £279,000

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9 Wilmot Road |
Ilkley | LS29 8HU
Asking price £279,000

Arranged over three floors and with a pleasant Westerly aspect, this deceptively spacious home is nestled within a peaceful cul de sac and provides three bedroomed accommodation featuring a low-maintenance garden to the rear.

- Three Bedrooms
- Cul De Sac Location
- Within Brief Walk of Town Centre & Train Station
- Westerly Aspect

With gas central heating, the accommodation comprises:

Ground Floor

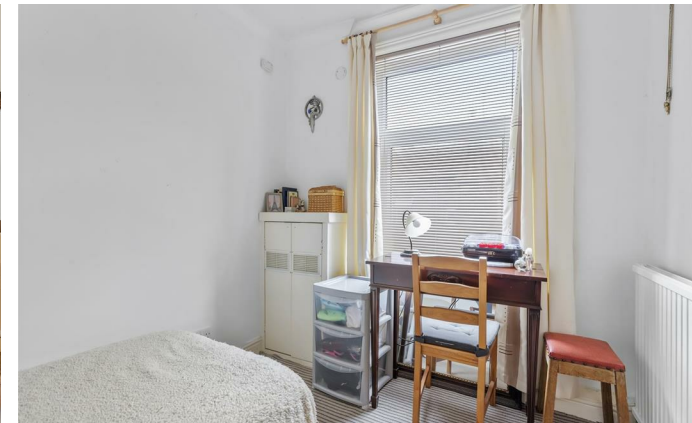
Entrance Porch

A double glazed porch with a tiled floor. A glazed door leads to:

Sitting Room

13'6 x 12'7 (4.11m x 3.84m)

An inviting sitting room including a feature fireplace with brick surround and tiled hearth, ceiling rose and a window to the front elevation.



Wilmot Road is a well-established cul de sac, popular for its privacy and close proximity to the town centre.



Kitchen

10'3 x 9'3 (3.12m x 2.82m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include provision for an oven and space for a fridge/freezer. The kitchen also includes an understairs pantry cupboard and a window overlooking the rear garden.

Rear Entrance Vestibule

Including plumbing for a washing machine.

Bathroom

7'3 x 6'0 (2.21m x 1.83m)

Comprising a bath with shower over plus glass screen, hand wash basin, w.c, heated towel rail and a window to the side elevation.

First Floor

Landing

With two wall light points and plenty of natural light via a window to the rear elevation.

Bedroom

11'11 x 11'6 (3.63m x 3.51m)

An ample double bedroom featuring a range of recessed wardrobes.

Bedroom

9'10 x 7'9 (3.00m x 2.36m)

A single bedroom with a window to the rear elevation.

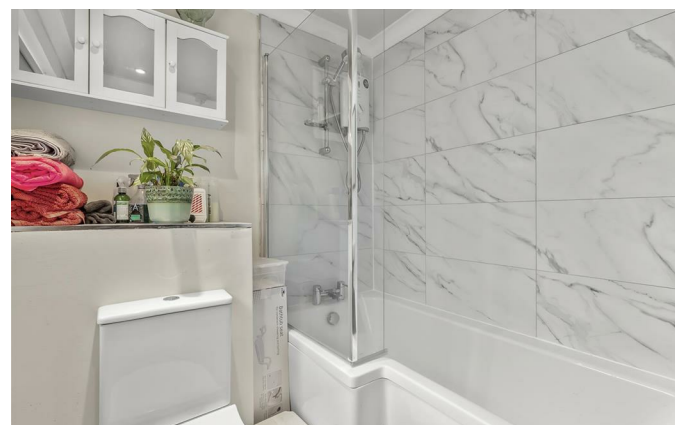
Second Floor

Bedroom

16'0 x 12'3 (4.88m x 3.73m)

A second generous double bedroom with a dormer window that provides glimpses of Ilkley Moor. Also including a recessed wardrobe along with a useful under-eaves store cupboard.





Outside

Front Garden

To the front of the property is a gravelled, South West facing garden area.

Rear Garden

A low-maintenance, paved rear garden.

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>

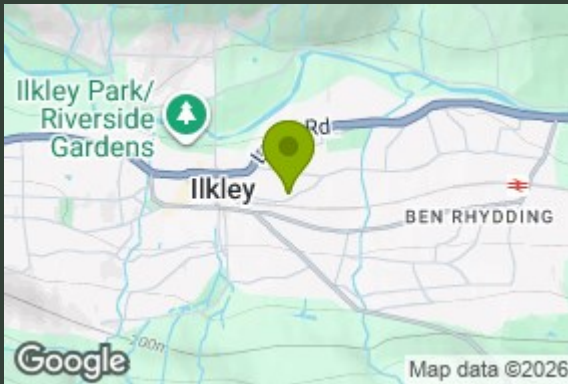
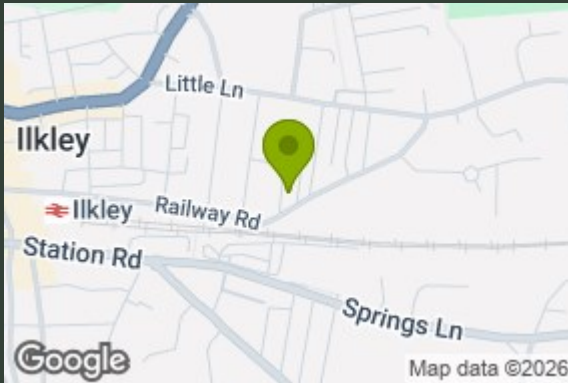
Offer Acceptance & AML Regulations

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.

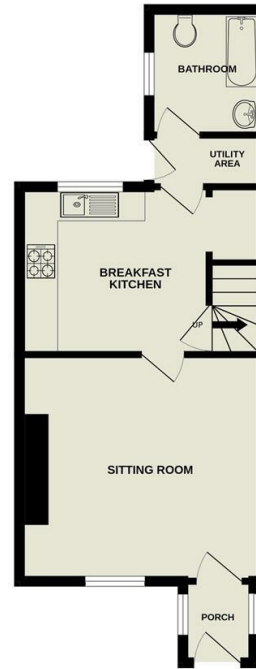
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



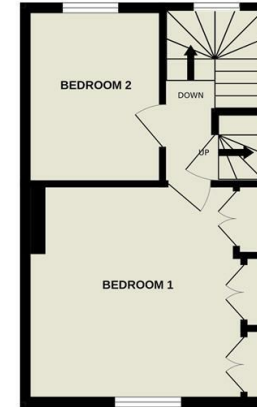
The ground floor bathroom allows for three ample bedrooms arranged over the upper two floors.



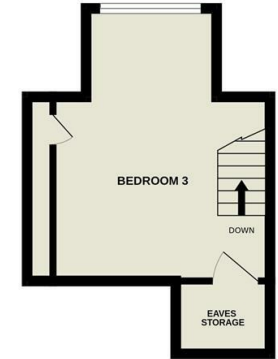
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



FIRST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



SECOND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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