



Leeds Road | | Ilkley | LS29 8EQ

£320,000

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WHITE**
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68 Leeds Road |
Ilkley | LS29 8EQ
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A smartly presented three-bedroom semi-detached home enjoying a south-facing rear aspect. The property is situated towards the edge of Ilkley, just a short level walk from the town centre and within easy reach of delightful riverside walks and the surrounding countryside.

The well-presented accommodation comprises a welcoming entrance hall with useful understairs storage, leading through to a bright open-plan dining kitchen with French doors opening directly onto the south-facing rear garden. Off the dining area is a cosy sitting room featuring a wood-burning stove and an attractive bay window to the front elevation.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property further benefits from a driveway providing off-road parking, together with attractive gardens to both the front and rear.

- Semi detached property
- Three bedrooms
- South facing rear garden
- Driveway and outside storage
- Open plan dining kitchen
- Level walk to Ilkley town centre

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

With a UPVC door and window to the front, Karndean flooring and built in under-stairs storage.

Sitting Room

11'11 x 11'06 (3.63m x 3.51m)

Featuring a wood burning stove on slate hearth with a oak floating mantle, the sitting room has a bay window to the front elevation and oak effect Karndean flooring.



An ideal purchase for a wide range of buyers, offering well-balanced accommodation, a south-facing garden and off-road parking.



Dining Kitchen

17'07 x 11'04 (5.36m x 3.45m)

The open plan dining kitchen comprises shaker-style wall and base cabinets, granite worktops and upstands, a continuation of the Karndean flooring, spotlights to the ceiling, and a recessed sink. Appliances include a HotPoint eye-level oven and microwave, dishwasher, washing machine and 5-ring gas hob with extractor fan. There is also a window to the rear elevation, and French doors leading out to the garden.

FIRST FLOOR

Landing

With a window to the side, air filter and a hatch to the loft, which is partially boarded and fitted with a ladder.

Bedroom

11'09 x 10'10 (3.58m x 3.30m)

A generous double bedroom, with a bay window to the front elevation.

Bedroom

11'04 x 10'10 (3.45m x 3.30m)

Another good sized double bedroom, with a window to the rear elevation.

Bedroom

6'11 x 6'05 (2.11m x 1.96m)

A single bedroom with a window to the front elevation.

Bathroom

6'4 x 5'09 (1.93m x 1.75m)

Fitted in 2023, the bathroom comprises a vanity with sink and WC, P-shaped bath with shower over and attachment, towel rail and a window to the rear elevation. There is also tiling to the splash areas, a mirrored cabinet and slate style luxury vinyl tile flooring.

OUTSIDE

Driveway

At the front of the property, providing off-street parking for one vehicle.



Garden

To the front of the property there is a mature hedge and established garden. There is gated access to the side of the property, providing useful storage space along with a metal lock-up bike shed. To the rear is a south-facing garden, featuring an Indian stone-flagged patio and lawn, complemented by established borders and enclosed by fencing. A useful outside tap is also provided.

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.

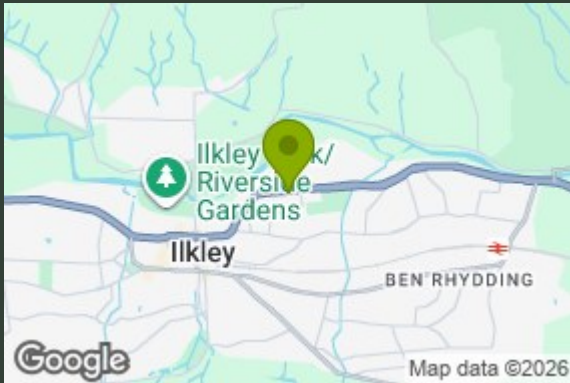
Mobile Signal/Coverage

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

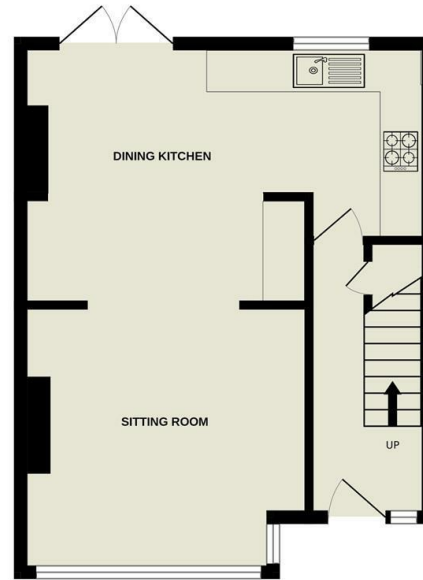


Just a short level walk from the town centre and within easy reach of delightful riverside walks and the surrounding countryside.

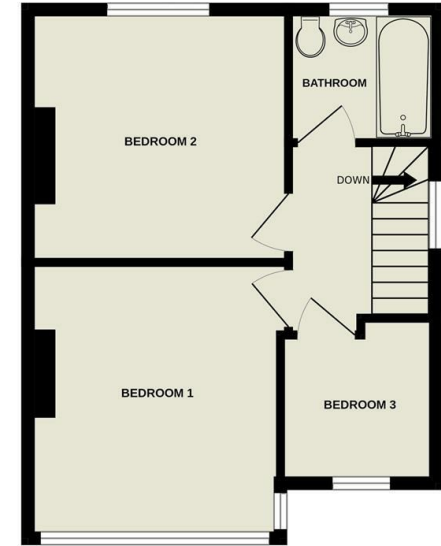




GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.

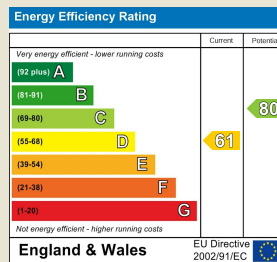


FIRST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 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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