



Railway Road | Ilkley | LS29 8HP

Asking price £275,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

27 Railway Road |  
Ilkley | LS29 8HP  
Asking price £275,000

Situated just a few steps from the heart of Ilkley town centre and train station, this three bedroomed semi-detached home benefits from a South facing front garden and off-street parking for two cars.

- Off-Street Parking For Two • Convenient Central Location Cars
- Southerly Aspect & View Of • Three Bedrooms Ilkley Moor

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Hall

With a laminate wood floor and stairs leading to the front door.

#### Sitting Room

13'11 x 13'9 (4.24m x 4.19m)

An inviting sitting room featuring a gas fire with stone surround and a window to the front elevation providing a lovely Southerly aspect.

#### Kitchen

14'0 x 8'11 (4.27m x 2.72m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven plus grill and a four ring gas hob with hood over. The kitchen also features a walk-in pantry cupboard and a door leading out to the driveway.

### First Floor

#### Bedroom

11'4 x 10'10 (3.45m x 3.30m)

A double bedroom including a range of fitted wardrobes, store cupboard and a dressing table.



It's exceptionally rare for a property located so close to Ilkley town centre to include a South facing garden and off-street parking for two cars.



### Bedroom

11'4 x 9'7 (3.45m x 2.92m)

A second double bedroom, also including a range of fitted wardrobes, cupboards and a dressing table. Enjoying a Southerly aspect and an outlook towards Ilkley Moor.

### Bedroom

8'5 x 5'11 (2.57m x 1.80m)

Featuring fitted drawers and a useful store cupboard. Also benefitting from a view of Ilkley Moor and a Southerly aspect.

### Shower Room

6'10 x 5'10 (2.08m x 1.78m)

Comprising a walk-in rainfall shower with glass screen, hand wash basin within vanity unit, w.c and a window to the rear elevation.

### Outside

#### Front Garden

To the front of the property is a South facing garden with well-stocked flower beds, enclosed by a stone wall.

#### Driveway

To the rear of the property is a driveway providing off-street parking for two cars.

### 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>

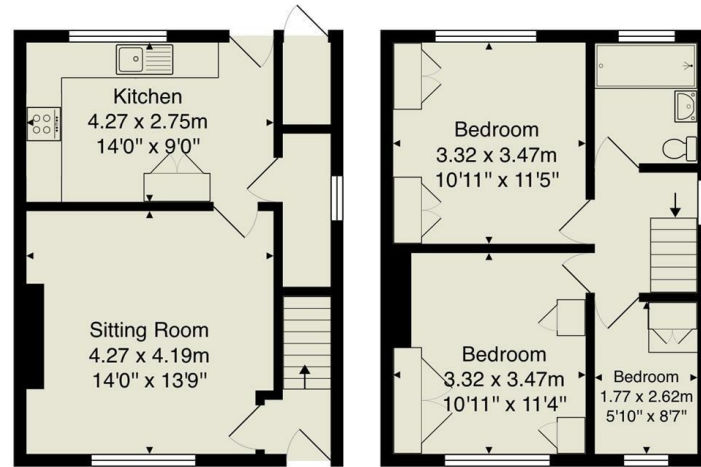
### Offer Acceptance & AML Regulations

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

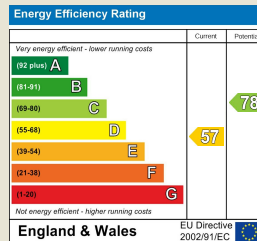
First Floor

Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>