



Ash Grove | Ilkley | LS29 8EP

Asking price £342,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

44 Ash Grove |
Ilkley | LS29 8EP
Asking price £342,000

An immaculately presented and thoughtfully designed home arranged over three floors, featuring a spacious dining kitchen, ample living space, two double bedrooms and gardens to the front and rear.

Forming part of a sought after residential area, popular for its proximity to both the town centre and scenic riverside walks, this well-presented property provides a high degree of versatility and enjoys plenty of natural light via a Southerly aspect.

- Two Double Bedrooms
- Arranged Over Three Floors
- South Facing Rear Garden
- Well-Appointed Throughout

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

With stairs leading to the first floor.

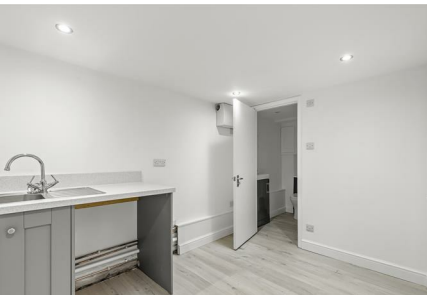
Sitting Room

13'10 x 13'5 (4.22m x 4.09m)

An inviting sitting room with oak flooring and including a feature fireplace with marble hearth. Double doors lead to:



A comprehensively converted basement includes a well-appointed dining kitchen with direct access to the front garden as well as a utility and cloakroom.



Dining Room/Snug

14'9 x 7'9 (4.50m x 2.36m)

A particularly versatile space, with a door leading out to the garden and stairs leading to the lower ground floor. Oak flooring and a useful recessed store cupboard.

Lower Ground Floor

Dining Kitchen

13'2 x 10'10 (4.01m x 3.30m)

A well-appointed dining kitchen comprising an extensive range of base and wall units with coordinating work surfaces. Integrated appliances include an oven, four ring gas hob with hood over and a fridge. Ample space for a dining table and chairs plus a door leading out to the front garden.

Utility Room

10'0 x 7'2 (3.05m x 2.18m)

Including a base unit with stainless steel sink.

Cloakroom

7'2 x 5'7 (max) (2.18m x 1.70m (max))

Including a hand wash basin in vanity unit, w.c and a heated towel rail.

First Floor

Bedroom

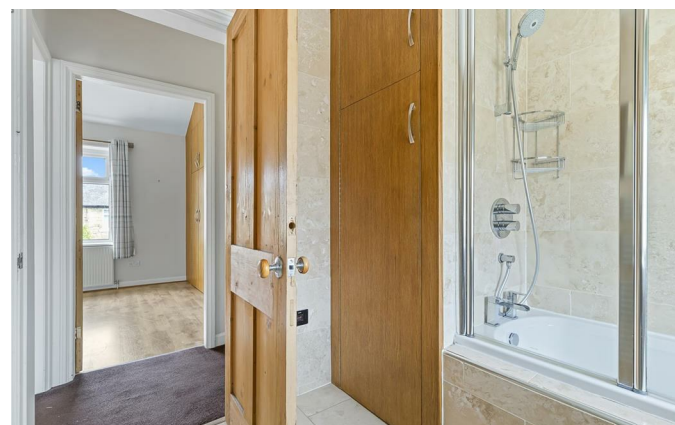
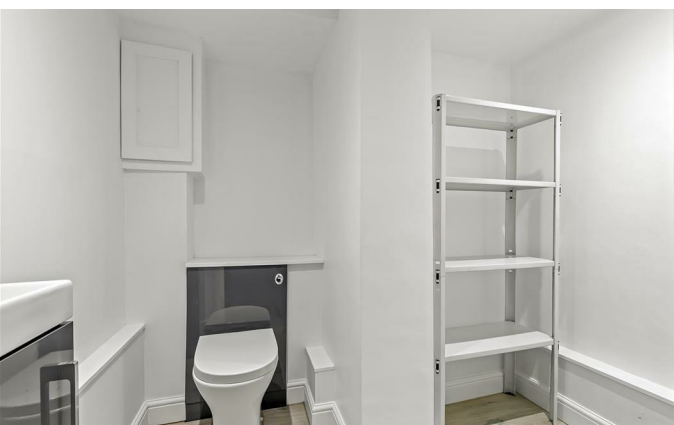
13'5 x 10'8 (4.09m x 3.25m)

A generous double bedroom including a sizeable recessed wardrobe with store cupboard over, laminate wood flooring and a window to the front elevation.

Bedroom

11'4 x 8'9 (3.45m x 2.67m)

A second double bedroom with a fitted wardrobe and a lovely Southerly aspect.



Bathroom

7'9 x 7'4 (2.36m x 2.24m)

With underfloor heating and comprising a bath with shower over plus glass screen, hand wash basin, w.c, heated towel rail and a linen cupboard.

Outside

Front Garden

A low maintenance front garden with mature shrubs, providing access to both the ground and lower ground floors.

Rear Garden

South facing and including an artificial lawn, paved area and shed.

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

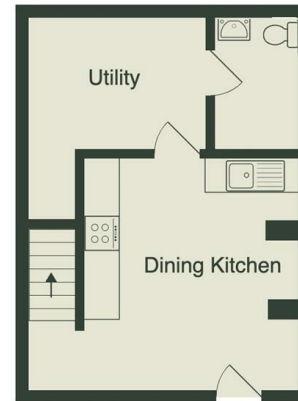
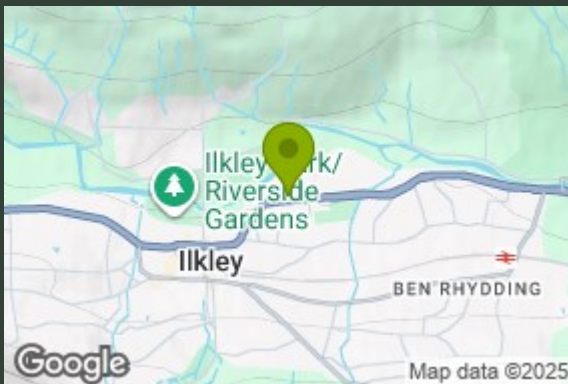
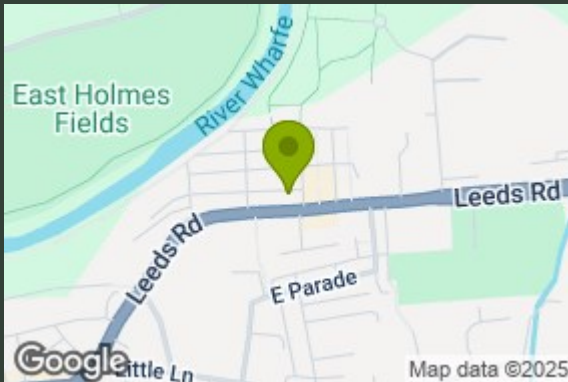
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

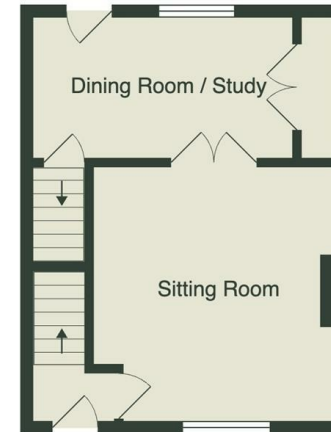
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



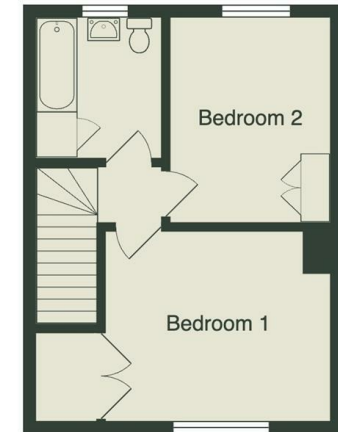
Ash Grove forms part of a peaceful and well-regarded residential area, positioned within walking distance of the town centre and train station.



Lower Ground Floor

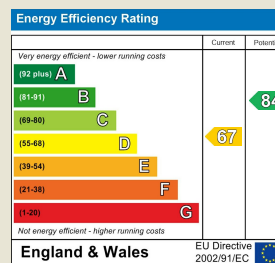


Ground Floor



First Floor

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/>