



7 Tivoli Place | Ilkley | LS29 8SU

Asking price £450,000

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WHITE
Trusted Estate Agents

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A handsome Victorian terraced home providing sizeable four double bedroomed accommodation arranged over four floors, featuring low-maintenance gardens to the front and rear as well as a detached garage.

Standing within a well established and sought after residential area just a brief stroll from Ilkley town centre and the Grammar school, this impressive period property presents an opportunity to create an exceptional family home.

- Gardens To Front & Rear
- Detached Garage
- Four Double Bedrooms
- Convenient Central Location
- Fantastic Views
- Sought After Area

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Porch

With a tiled floor and a glazed door leading to:

Entrance Hall

12'08 x 3'10 (3.86m x 1.17m)

Sitting Room

15'10 (into bay) x 14'06 (4.83m (into bay) x 4.42m)

With a bay window to the front elevation, ornate ceiling rose and a gas fire with tiled surround and hearth.



The property includes two sizeable reception rooms to the ground floor, while a further store room in the basement provides an opportunity to create further living space.



Living Room

15'05 x 13'08 (4.70m x 4.17m)

Also featuring a gas fire with tiled surround and hearth as well as two windows to the rear elevation.

Rear Entrance Hall

With a tiled floor and a stable door leading to the garden.

BASEMENT

Kitchen

12'05 x 12'01 (3.78m x 3.68m)

Comprising a good range of base and wall units with coordinating worksurfaces, window to the front and a gas fire with tiled surround. Appliances include an oven plus grill, 6-ring gas hob with hood over and integrated dishwasher. Additionally, there is space for a fridge/freezer and plumbing for a washing machine.

Store Room

12'11 x 11'11 (3.94m x 3.63m)

With a tiled floor and a window to the rear elevation.

Inner Hall

Including a useful pantry cupboard.

FIRST FLOOR

Landing

17'0 x 5'09 (5.18m x 1.75m)

With a useful understairs linen cupboard.

Cloakroom

Comprising a WC and window to the rear.

Bedroom

13'06 x 12'08 (4.11m x 3.86m)

An ample double bedroom with a window to the rear elevation and a fitted wardrobe.

Bedroom

12'09 x 11'10 (3.89m x 3.61m)

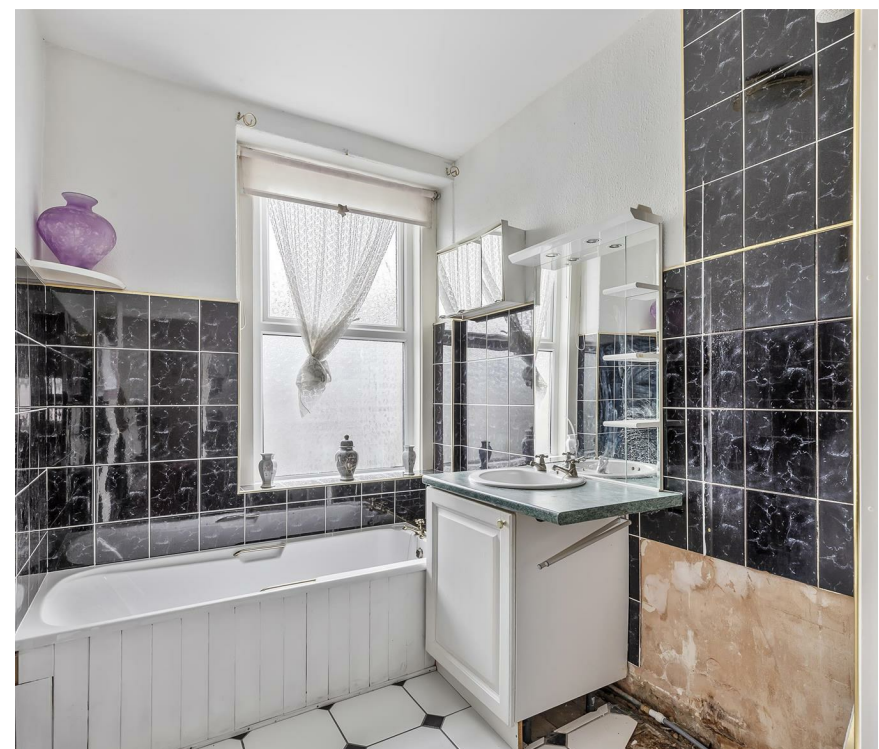
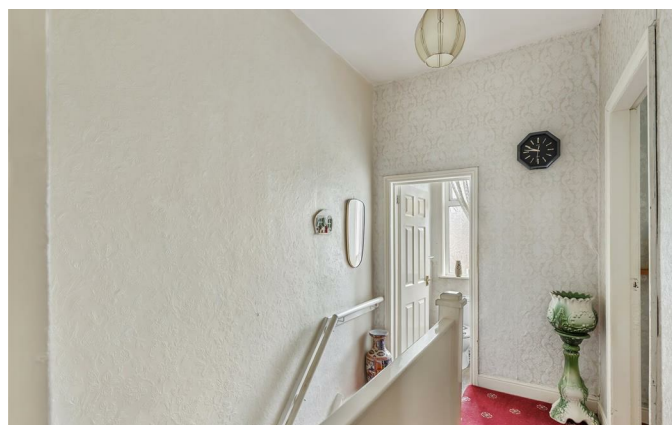
A further generous double bedroom including a fitted wardrobe and a window to the front elevation.

Bathroom

9'04 x 6'07 (2.84m x 2.01m)

Comprising a bath, hand wash basin within vanity unit, linen cupboard, provision for a shower and a window to the front.

SECOND FLOOR



Bedroom

15'9 x 14'0 (4.80m x 4.27m)

Another sizeable double bedroom featuring a large dormer window to the rear providing stunning views across Ilkley and towards Middleton. This room also benefits from a recessed wardrobe and a useful under-eaves storage cupboard.

Bedroom

17'04 x 12'03 (5.28m x 3.73m)

A fourth double bedroom including a large dormer to the front elevation providing a pleasant view of the Cow and Calf.

OUTSIDE

Front Garden

To the front of the property is a paved garden with a central flower bed.

Rear Garden

A low-maintenance, paved rear garden.

Garage

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.

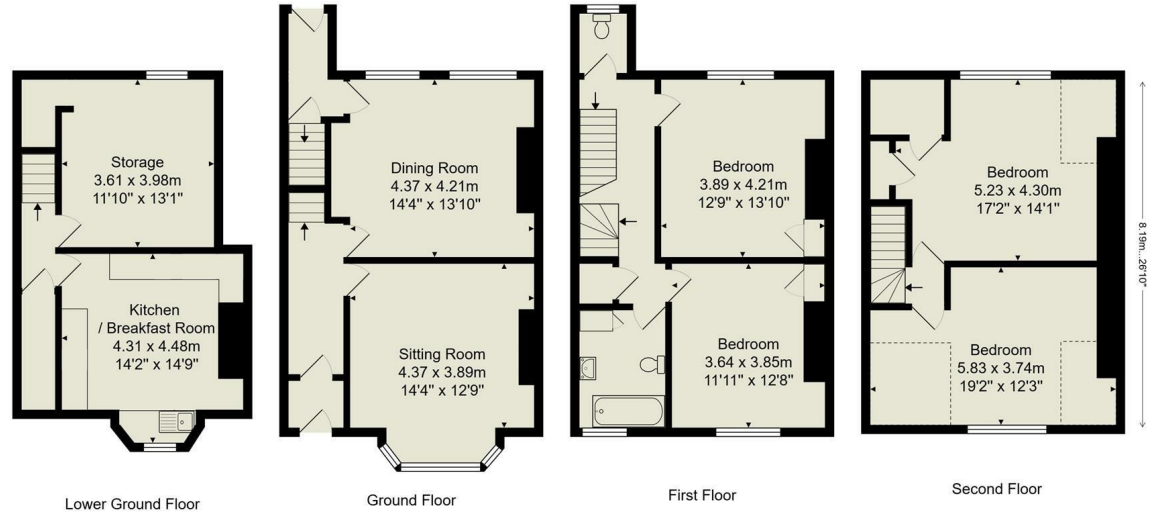
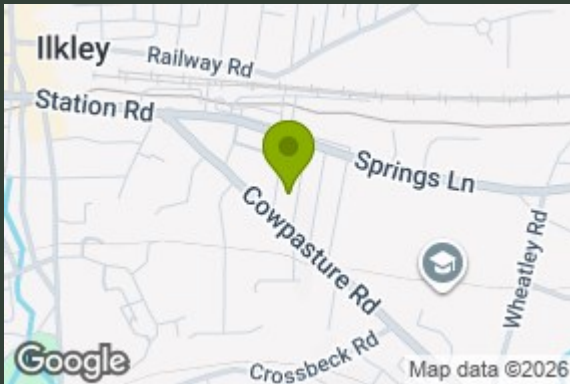
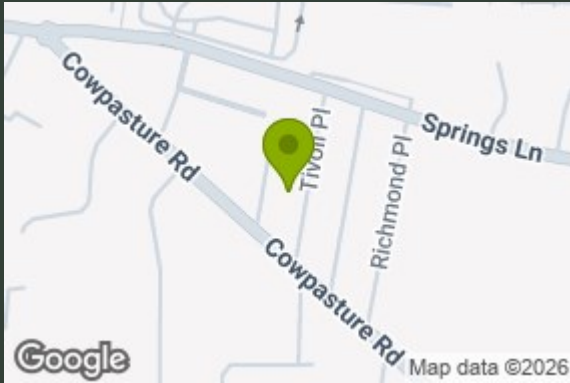
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



Few properties located so close to the town centre benefit from gardens to the front and rear as well as a garage.

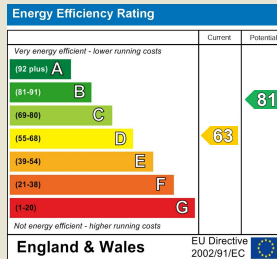




Total Area: 189.1 m² ... 2036 ft²

All measurements are approximate and for display purposes only.

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