



Thornhill, Kings Avenue | | Ilkley | LS29 9AP

Guide price £750,000

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Kings Avenue |
Ilkley | LS29 9AP
Guide price £750,000

A charming semi detached house with impressive grounds of almost a third of an acre. The house has scope for modernisation and improvement and obvious potential to extend to create a large and impressive family home. The property incorporates a generous hallway, sitting room, dining room, dining kitchen and conservatory on the ground floor, whilst at first floor level there are three good sized bedrooms and bathroom. There are large and level private grounds which enjoy a high degree of privacy and a westerly aspect to the rear.

- Attractive Semi Detached House
- Impressive Grounds Of 0.3 Of An Acre
- Lovely Quiet & Mature Setting
- Obvious Potential To Significantly Extend (STPP)
- Spacious Hallway & Cloakroom
- Sitting Room & Dining Room
- Breakfast Kitchen & Conservatory
- Three Bedrooms & Bathroom
- Double Garage & Extensive Off Road Parking
- Council Tax Band E / EPC Rating D

GROUND FLOOR

Entrance Porch

With a quarry tiled floor.

Reception Hall

17'0" x 9'4" (5.18m x 2.84m)

With moulded ceiling cornice and an understairs store cupboard.

Cloakroom

With a low suite wc and pedestal wash basin.



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Sitting Room

17'0" x 13'5" (5.18m x 4.09m)

Window to the front elevation. With a stone fireplace and a picture rail.

Dining Room

16'0" x 12'4" (4.88m x 3.76m)

With a stone fireplace housing a fitted gas fire. Glazed door leading to the rear garden. Fitted bookshelves and picture rail.

Dining Kitchen

20'0" x 10'6" (6.10m x 3.20m)

Fitted with a range of base and wall units, coordinating work surfaces and an inset sink unit. Fitted electric cooker. Plumbing for a washing machine. Ceramic tiled floor. Wall mounted gas fired central heating boiler.

Conservatory

11'9" x 9'0" (3.58m x 2.74m)

With glazed doors opening onto the rear garden.

FIRST FLOOR

Landing

Leading to:

Bedroom 1

17'0" x 12'3" (5.18m x 3.73m)

Window to the front elevation. With fitted wardrobes and a picture rail.

Bedroom 2

15'6" x 12'4" (4.72m x 3.76m)

Window to the rear elevation. With a fitted wardrobe and picture rail.

Bedroom 3

10'0" x 9'4" (3.05m x 2.84m)

Window to the front elevation. With a bulkhead store cupboard.

Bathroom

Comprising a panelled bath with a shower over and pedestal wash basin. Airing cupboard. Separate adjoining low suite wc.

OUTSIDE

Double Garage

22'0" x 17'8" (6.71m x 5.38m)

With an up and over door.



Grounds

Thornhill stands within a sizeable level site of about 0.3 of an acre. Approached via Kings Avenue, a short private driveway leading off Kings Road, there is a generous tarmacadam forecourt in front of the garage, providing a turning area within the property and additional off road parking. The house stands within delightful grounds, enjoying a high degree of privacy and a westerly aspect to the rear and including lawns, mature trees and hedges and flower borders.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band E

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>

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.

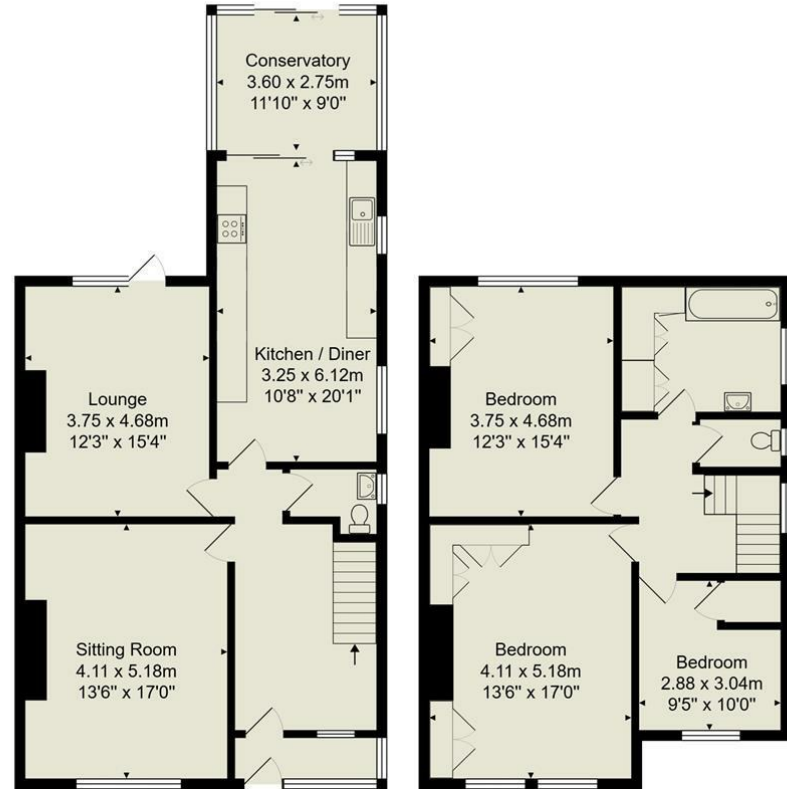
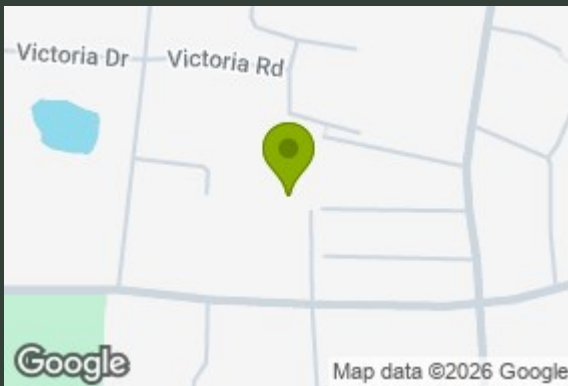
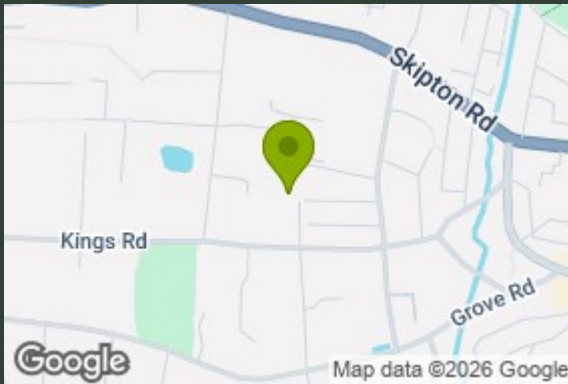
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Total Area: 158.3 m² ... 1704 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>