



Ash Grove | Ilkley | LS29 8EP

Asking price £362,500

TW | **TRANMER
WHITE**
Trusted Estate Agents

48 Ash Grove |
Ilkley | LS29 8EP
Asking price £362,500

A beautifully presented two double bedroomed mid-terrace home featuring a South facing garden as well as a basement that offers scope to add further accommodation.

Forming part of a sought after residential area and situated within a brief stroll of scenic riverside walks as well as Ilkley town centre, this inviting home is immaculately presented throughout and presents an opportunity to acquire a 'turn key' home.

- South Facing Garden
- Beautifully Presented Throughout
- Basement Offering Scope To Convert
- Sought After Location

GROUND FLOOR

Entrance Hall

With stairs to the first floor.

Sitting Room

14'0 x 13'5 (4.27m x 4.09m)

An inviting sitting room featuring a wood burning stove on a stone hearth, recessed shelving, laminate wood flooring and a pretty outlook over the front garden.



Ash Grove is popular for its secluded position, close to scenic riverside walks as well as the town centre and train station.



Breakfast Kitchen

16'6 x 8'0 (5.03m x 2.44m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven , four ring gas hob with hood over, integrated dishwasher and space for a fridge/freezer. The kitchen also has ample space for a table and chairs and a door provides access to the South facing garden.

BASEMENT

Room One

13'11 x 13'7 (4.24m x 4.14m)

With power, lighting and a window to the front elevation.

Room Two

16'7 x 8'1 (5.05m x 2.46m)

Comprising plumbing for a washing machine, light and power.

FIRST FLOOR

Bedroom

13'11 x 10'6 (4.24m x 3.20m)

An ample double bedroom including a recessed wardrobe with sliding doors, a window to the front elevation and Amtico flooring.

Bedroom

11'5 x 8'10 (3.48m x 2.69m)

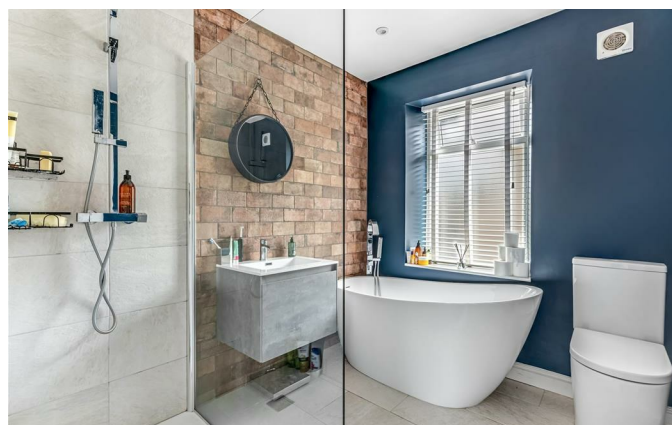
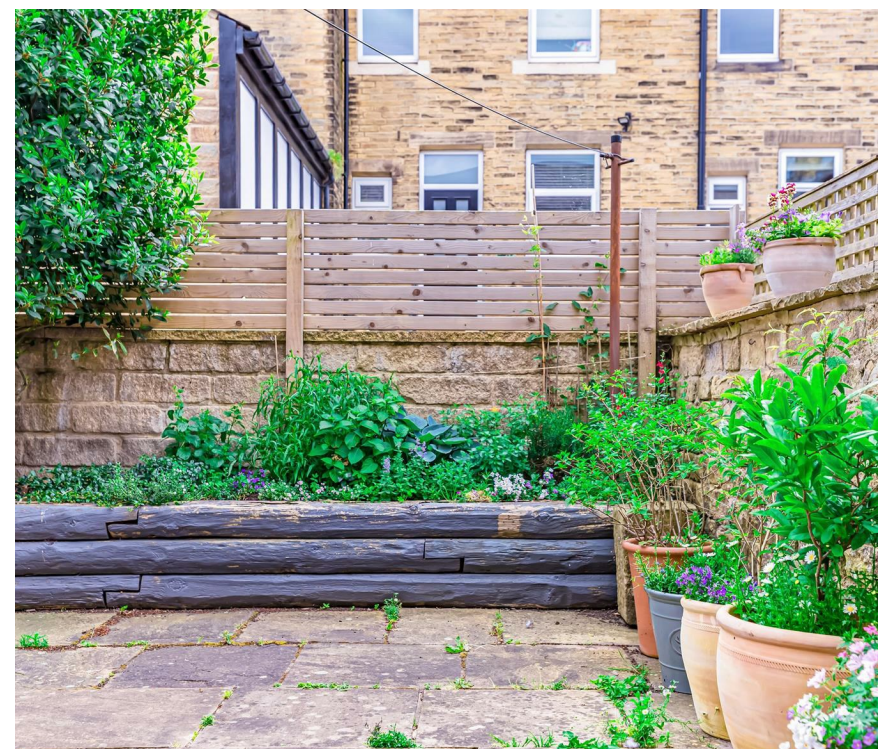
A second double bedroom with an Amtico floor and a southerly aspect providing a view of the Cow and Calf.

Bathroom

8'0 x 7'4 (2.44m x 2.24m)

Beautifully appointed and comprising a stand-alone bath, walk-in rainfall shower, hand wash basin, WC and a heated towel rail.

OUTSIDE



Front Garden

Consisting of well-stocked flower beds with mature shrubs.

Rear Garden

A south-facing paved garden with raised flower beds, enclosed by a stone wall providing privacy.

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

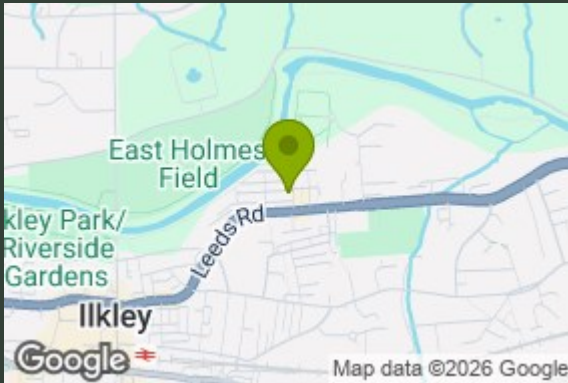
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification 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.



A standout feature is the low-maintenance South facing garden, which provides the ideal space for Al fresco dining.



Total Area: 103.7 m² ... 1116 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	86
(81-91) B		
(69-80) C		
(55-68) D		
(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/>