



Wilmot Road | | Ilkley | LS29 8HU

Asking price £285,000

TW TRANMER
WHITE
Trusted Estate Agents

27 Wilmot Road |
Ilkley | LS29 8HU
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This three bedroomed terrace property is located only a short stroll from the train station and local amenities. The accommodation is organised over three floors comprising a sitting room, breakfast kitchen to the ground floor and three bedrooms and a shower room to the upper floors.

- Cul De Sac Position
- Three Bedrooms
- Low Maintenance Gardens
- Convenient Central Location

With gas central heating, the accommodation comprises:

GROUND FLOOR

Sitting Room

12'05 x 12'08 (3.78m x 3.86m)

The sitting room includes a window to the front with a Westerly aspect, hardwood flooring, a feature fireplace with tiled surround, recessed display shelving and cupboard as well as a ceiling rose.

Kitchen

9'04 x 10'06 (2.84m x 3.20m)

Comprising a good range of base and wall units with timber worksurfaces and concealed lighting along with a breakfast bar. Appliances include and oven plus grill, four ring electric hob with hood over, integarted fridge, space for a freezer plus plumbing for a dishwasher and washing machine. The kitchen also includes a useful understairs pantry cupboard. A door leads out to the rear garden.

FIRST FLOOR

Landing

With a useful understairs cupboard and a window to the rear.



The property has been thoughtfully re-designed and now provides well-proportioned three bedroomed accommodation arranged over three floors.



Bedroom

12'05 x 9'04 (3.78m x 2.84m)

An ample double bedroom with a window to the front, providing a Westerly aspect with views to Middleton.

Bedroom

7'11 x 6'09 (2.41m x 2.06m)

A single bedroom with a window to the rear.

Shower Room

8'02 x 5'08 (2.49m x 1.73m)

Comprising a walk-in shower with glass screen, hand wash basin and WC.

SECOND FLOOR

Bedroom

10'11 (max) x 10'11 (3.33m (max) x 3.33m)

A second double bedroom featuring a range of useful under-eaves store cupboards and a Velux window.

OUTSIDE

Front Garden

West facing with slate gravel and mature shrubs.

Rear Garden

A paved rear garden with two useful external stores and a flower bed with mature shrubs.

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

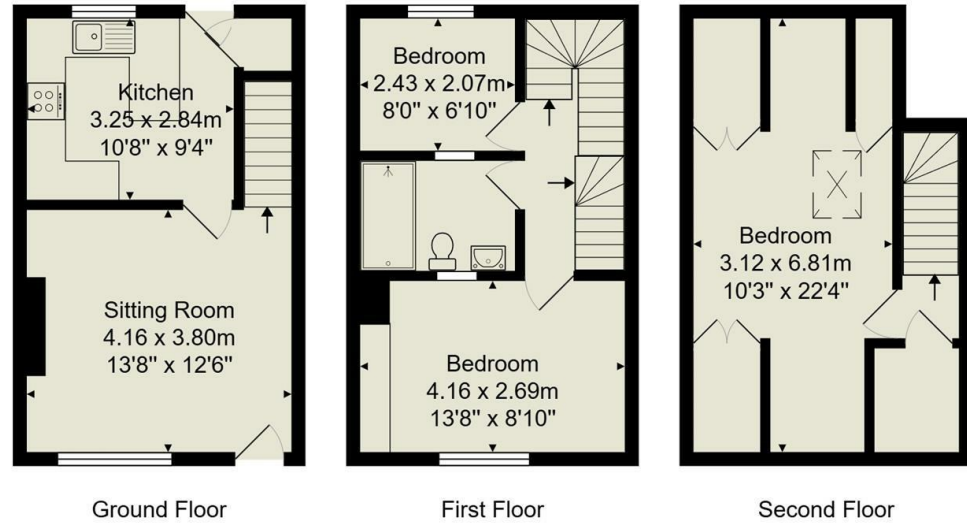
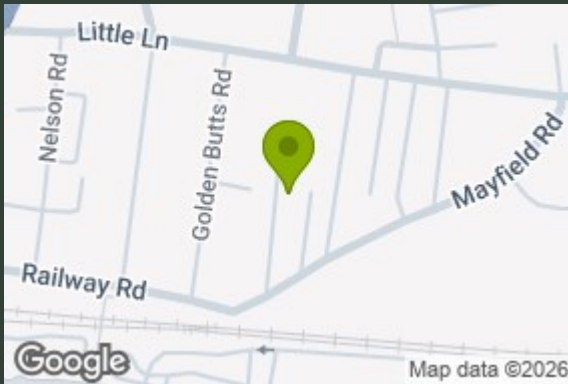
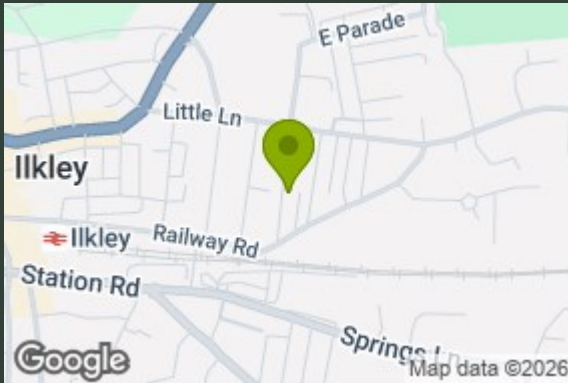
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

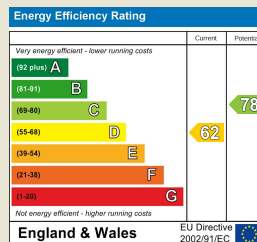


Total Area: 83.6 m² ... 900 ft²

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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