Tarn Mews | | Ilkley | LS29 8UD

Asking price £425,000

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3 Tarn Mews | Ilkley | LS29 8UD

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An attractive three storey stone built town house offering well proportioned accommodation and occupying a very pleasant setting in a small and exclusive courtyard with the famous Ilkley Moor nearby. The property incorporates a sitting room, study and a good sized dining kitchen together with three bedrooms and two bathrooms. There is a garage and additional off road parking in the drive and a south facing enclosed garden to the rear.

- Attractive Stone Built Town House
- Sitting Room & Study
- 3 Bedrooms
- Single Garage
- Council Tax Band E
- Enviable Setting Close To Ilkley Moor
- Kitchen & Dining Area
- 2 Bathrooms
- South Facing Garden
- EPC Rating C

GROUND FLOOR

Covered Entrance
With a quarry tiled floor and a store cupboard.

Reception Hall
7'7" x 6'5" (2.31m x 1.96m)
With a part glazed entrance door and a moulded ceiling cornice. Hardwood floor.

Utility Room
With plumbing for an automatic washer and space for a dryer. Stainless steel sink. Extractor fan.

Bedroom
10'6" x 10'0" (3.20m x 3.05m)
With a moulded ceiling cornice.

En Suite Bathroom
With a 'slipper' bath with a hand held shower attachment, low suite wc and a wash basin. Ceramic tiling to the walls and floor. Recessed spotlights.

FIRST FLOOR

Landing
Leading to:

An attractive three storey stone built town house offering well proportioned accommodation and occupying a very pleasant setting in a small and exclusive courtyard with the famous Ilkley Moor nearby.

Through Sitting Room
16'2" x 10'6" (4.93m x 3.20m)
With glazed double doors opening onto the enclosed south facing rear garden

Study
7'9" x 6'6" (2.36m x 1.98m)

Dining Kitchen
19'6" x 8'4" (5.94m x 2.54m)
With a separate dining area with a glazed door opening onto a 'Juliette balcony'. The kitchen area includes a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Gas oven and hob with a filter hood over. Cupboard housing a wall mounted gas central heating boiler.

SECOND FLOOR

Landing
Leading to:

Bedroom
13'3" x 10'6" (4.04m x 3.20m)
With a full width range of recessed wardrobes. Moulded ceiling cornice.

Bedroom
11'0" x 8'4" (3.35m x 2.54m)

Bathroom
With a modern white suite comprising a panelled bath, shower cubicle, pedestal wash basin and a low suite wc. Ceramic tiled walls.

OUTSIDE

Integral Garage
16'10" x 8'0" (5.13m x 2.44m)
With an electrically operated up and over door. There is additional off road parking in the block paved driveway.

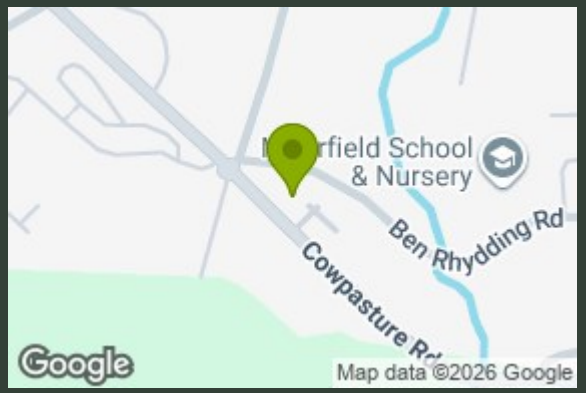
Garden
There is an easily maintained south facing paved garden with well stocked flower borders.

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

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: 122.4 m² ... 1317 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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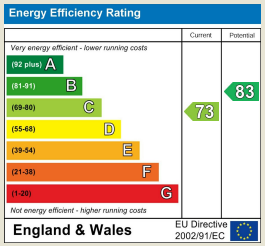

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