



Springfield Avenue | Ilkley | LS29 8TF

Asking price £340,000

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9 Springfield Avenue | Ilkley | LS29 8TF Asking price £340,000

Set within a quiet cul-de-sac, this two-bedroom semi-detached home is ideally positioned just a short, level walk from Ilkley town centre and the railway station. Requiring modernisation throughout, the property offers fantastic potential to renovate and add value, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property benefits from a driveway, garage, front garden and private rear garden, making it a fantastic opportunity to acquire a home with great potential in a highly sought-after location.

- Cul De Sac Location
- Further Modernisation Required
- Two Bedrooms
- Views towards the Moors
- Garage and Delightful Gardens
- Close to the Town Centre

GROUND FLOOR

Side Entrance Porch

A wooden porch to the side elevation with access via a wood glazed door.

Front Entrance Hall

Accessed via a UPVC and glazed entrance door. Useful understairs storage cupboard.

Sitting Room/Dining Area

23'05 x 10'08 (7.14m x 3.25m)

A light and airy sitting room with a feature stone fireplace housing a wood burning stove and floating Oak mantle over. With windows to the front and rear elevation, allowing lots of natural light.

Breakfast Kitchen

8'04 (max) x 14'11 (2.54m (max) x 4.55m)

Fitted with a range of base and wall units, coordinating work surfaces and an inset sink. Tiled splash backs. Space for a freestanding fridge freezer. Plumbing for a washing machine. Windows to the side and rear elevations.

FIRST FLOOR

Landing

Window to the side elevation.



With plenty of potential to modernise, the property offers buyers the chance to add value and make it their own.



Bedroom

13'04 x 10'10 (4.06m x 3.30m)

With a window to the front with lovely views toward the Moors. Fitted corner wardrobe.

Bedroom

11'06 x 8'05 (3.51m x 2.57m)

Another good sized double bedroom with a window to the rear elevation. Cupboard housing the water tank and with shelving. Access to the roof void.

Bathroom

8'05 x 7'11 (2.57m x 2.41m)

Fitted with a suite comprising a paneled bath with shower over, pedestal wash basin and low suite W.C. Tiled splashback and heated towel rail. Window to the rear elevation.

OUTSIDE

Garage

15'04 x 9'00 (4.67m x 2.74m)

With an electric up and over door, lighting and electrics.

Front Garden

A lovely south facing garden with views towards the Moors. There is a lawned area with well stocked shrub and flower borders.

Rear Garden

There is a delightful rear garden with lots of summer flowering plants and shrubs. Patio seating area.

Driveway

Providing off-street parking, and leading to the 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

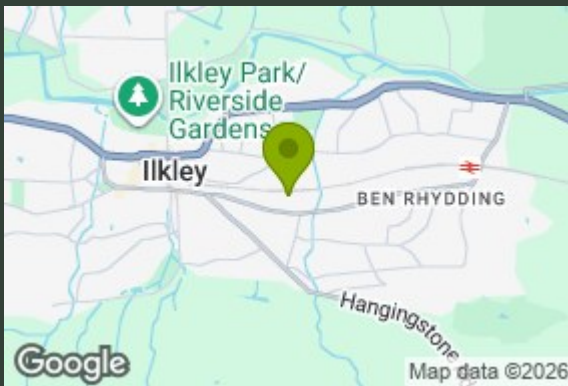
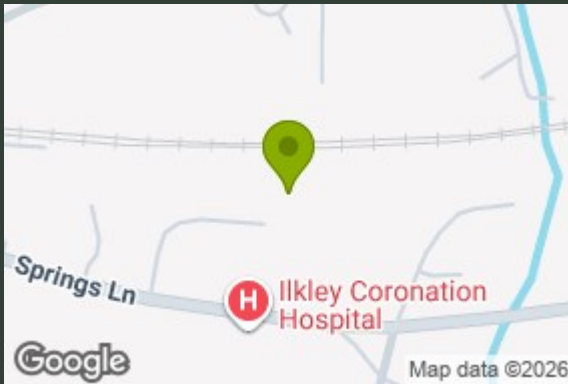
The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

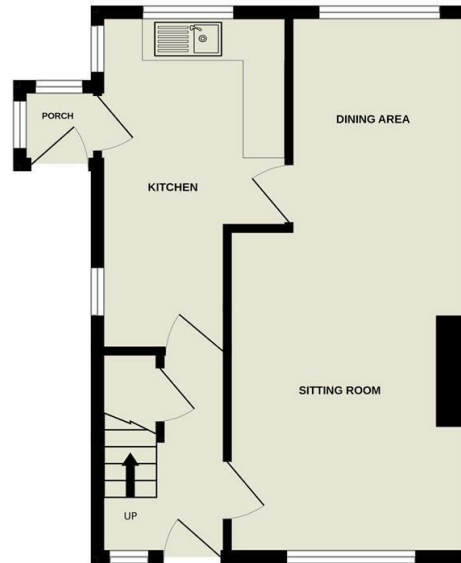
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification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

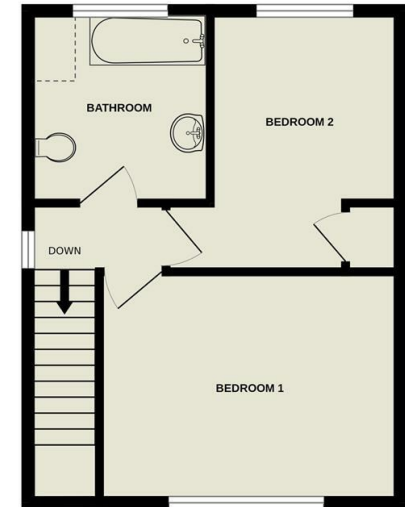
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



FIRST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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