St. Johns Road | Ilkley | LS29 8QT

Asking price £375,000

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23 St. Johns Road | Ilkley | LS29 8QT

Asking price £375,000

An attractive stone fronted detached bungalow situated in a popular and established neighbourhood and located within a short walk of nearby shops and Ben Rhydding train station. The property incorporates a sitting room, breakfast kitchen, three bedrooms and a bathroom. There is a single garage and additional off-street parking in the driveway. There are lawned gardens to front and rear.

- Detached Bungalow
- Convenient Location With Short Walk To Village Amenities
- Sitting Room
- Breakfast Kitchen
- 3 Bedrooms
- Bathroom
- Garage
- Gas Central Heating & Double Glazing
- Council Tax Band D
- EPC Rating Awaited

GROUND FLOOR

Entrance Vestibule

With a cloaks cupboard.

Sitting Room

19'0" x 11'9" (5.79m x 3.58m)

With a bow window to the front elevation. Gas stove and a recessed cupboard. Glazed double doors to the west side of the property.

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Breakfast Kitchen
17'0" x 8'8" (5.18m x 2.64m)
With an inset sink unit and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Electric oven and a gas hob with a filter hood over. Plumbing for an automatic washer and space for a fridge and freezer. Wall mounted gas central heating boiler. Door to the side.

Inner Hall
Leading to:

Bedroom
12'8" x 9'6" (3.86m x 2.90m)

Bedroom
11'0" x 9'9" (3.35m x 2.97m)

Bedroom
8'2" x 8'1" (2.49m x 2.46m)

Bathroom
With a white suite comprising a panelled bath, pedestal wash basin and a low suite wc. Part wall tiling and a linen cupboard.

OUTSIDE

Garage
17'10" x 9'0" (5.44m x 2.74m)
With an up and over door.

Gardens
There are principally lawned gardens to both the front and rear. Additional off road parking is available in the tarmacadam driveway.

Ben Rhydding
Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax
City of Bradford Metropolitan District Council Tax Band D.

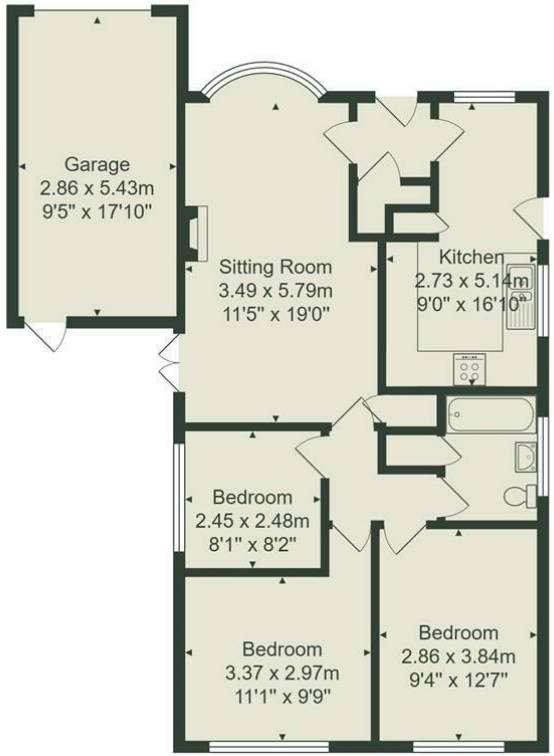
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

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.

Tenure
We are informed by the client/s that the property is Freehold.

The property incorporates a sitting room, breakfast kitchen, three bedrooms and a bathroom. There is a single garage and additional off-street parking in the driveway. There are lawned gardens to front and rear.



Ground Floor

Total Area: 90.8 m² ... 977 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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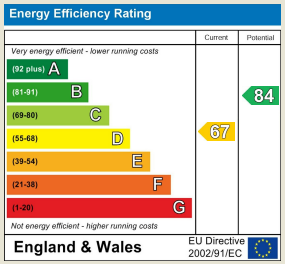

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