



Leicester Crescent | Ilkley | LS29 8DX

Asking price £459,950



14 Leicester Crescent |  
Ilkley | LS29 8DX  
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A handsome stone built Victorian terrace house offering smartly presented and extended family accommodation, conveniently located within a short stroll of the town centre amenities and riverside walks. The property incorporates a sitting room, dining room and an extended kitchen on the ground floor, whilst the upper floors provide four good sized bedrooms and a bathroom. There is a private south facing rear garden.

- Centrally Located Stone Terrace House
- Dining Area
- Four Bedrooms
- South Facing Rear Garden
- EPC Rating C
- Sitting Room with an Open Fire House
- Extended Kitchen with Living Area
- Light and Airy Accommodation
- Views Towards Ilkley Moor
- Council Tax Band D

**Entrance Vestibule**

With a double glazed entrance door leading to:

**Sitting Room**

15'3" x 14'0" (4.65m x 4.27m)

A light and airy sitting room with a square bay window to the front elevation. A cast iron fireplace having an open grate and a wooden surround. Moulded ceiling cornice and a picture rail.

**Dining Area**

12'11" x 10'7" (3.96m x 3.25m)

With a floor to ceiling cupboard and a large downstairs store cupboard. Picture rail and recessed spotlights. Opening to:

**Kitchen**

13'0" x 11'6" (3.96m x 3.51m)

Incorporating a dining/sitting area with glazed double doors leading onto the rear garden and a large glazed rooflight. The kitchen area includes a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces with tiled surrounds. Inset sink unit. Fitted electric oven and gas hob with a filter hood over. Plumbing for a washing machine and space for a fridge freezer. Recessed spotlights. Window overlooking the rear garden.



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## FIRST FLOOR

### Landing

Giving access to:

### Bathroom

Fitted with a white suite comprising a spa bath with shower over, pedestal wash basin and a low suite wc. Chrome heated towel rail and recessed spotlights. Wall mounted gas fired central heating boiler. Limestone tiled floor. Window to the rear elevation.

### Bedroom

13'0" x 11'10" (3.96m x 3.61m)

With a range of full width wardrobes. Window to the front elevation.

### Bedroom

13'6" x 8'4" (4.11m x 2.54m)

With views towards Ilkley Moor. Decorative fireplace and fitted shelves. Window to the rear elevation.

## SECOND FLOOR

### Landing

With fitted cupboards and a Velux rooflight window.

### Bedroom

14'0" x 12'10" (4.27m x 3.91m)

With a dormer window to the front elevation and recessed spotlights. Exposed beam and a fitted wardrobe.

### Bedroom

13'9" x 8'4" (4.19m x 2.54m)

With a large Velux rooflight window with views towards Ilkley Moor. Decorative fireplace. Fitted shelves. Exposed beam.

## OUTSIDE

### Garden

To the rear of the house is a south facing enclosed garden with a patio leading onto a lawn.

Timber garden shed.

### 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 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>

### 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.

### 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.

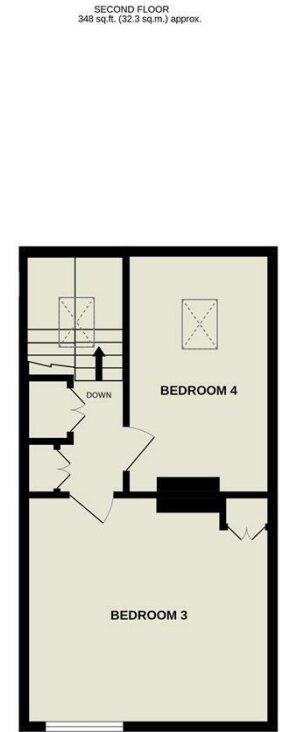
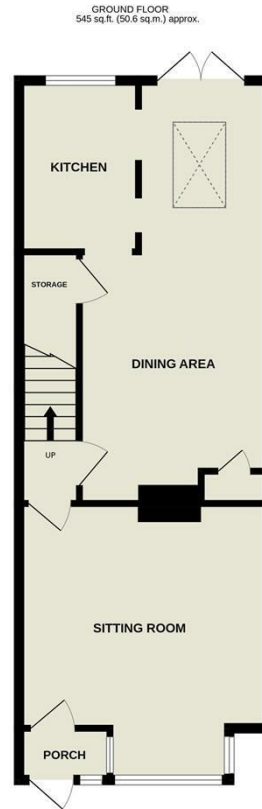
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

### Tenure

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



The property incorporates a sitting room, dining room and an extended kitchen on the ground floor whilst the upper floors provide four good sized bedrooms and a bathroom. There is a private south facing rear garden.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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			
(81-91) B			
(69-80) C		75	86
(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/>