



Woodlands | Ilkley | LS29 8LE

Asking price £365,000

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Trusted Estate Agents

1 Woodlands |
Ilkley | LS29 8LE
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A spacious three double bedroomed semi-detached home occupying an excellent corner plot, featuring gardens to three sides, a detached garage and ample off-street parking.

Situated within a short, level walk of Ilkley town centre, this inviting home forms part of a well-established residential area. Enclosed by mature hedges, the generous corner plot enjoys an excellent degree of privacy and offers scope to add further accommodation.

- Corner Plot
- Gardens To Three Sides
- Garage & Off-Street Parking
- Three Double Bedrooms

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

12'4 x 6'1 (3.76m x 1.85m)

A welcoming entrance hall including an understairs store area and windows to the front and side elevations.

Sitting Room

19'2 x 11'9 (5.84m x 3.58m)

Featuring a gas fire with a marble surround and hearth, this attractive reception room is filled with natural light via a bow window to the front elevation and French doors opening onto the rear garden.



Woodlands forms part of a peaceful residential area only a few minutes' walk from Ilkley town centre and train station.



Breakfast Kitchen

12'6 x 12'3 (3.81m x 3.73m)

Comprising a comprehensive range of base and wall units with coordinating work surfaces and a matching central island. Integrated appliances include an oven, four-ring gas hob with extractor hood over, dishwasher, fridge/freezer and microwave. A window overlooks the rear garden and a part-glazed oak door provides access to:

Side Entrance Porch

Cloakroom

With a WC and window to the rear elevation.

Utility Cupboard

With plumbing for a washing machine, space for a dryer and housing the boiler.

FIRST FLOOR

Landing

With a hatch to the loft and a window to the front.

Bedroom

12'5 x 11'0 (3.78m x 3.35m)

A generous double bedroom featuring a recessed wardrobe and a recessed cupboard providing ample storage space. This bedroom also enjoys a dual aspect.

Bedroom

11'6 x 10'8 (3.51m x 3.25m)

Another ample double bedroom with a recessed wardrobe and a window to the rear elevation providing attractive views towards Askwith.

Bedroom

7'5 x 5'0 (2.26m x 1.52m)

A third double bedroom, including a window to the front providing views towards Ilkley Moor.

Bathroom

7'5 x 5'0 (2.26m x 1.52m)

Comprising a bath with shower over, hand wash basin, WC and heated towel rail. The bathroom is fully tiled and includes a window to the front elevation.



OUTSIDE

Garage

18'3 x 9'3 (5.56m x 2.82m)

Accessed via an up and over door.

Garden

The South-facing rear garden is enclosed by a mature hedge, providing a high degree of privacy. Predominantly lawned, the garden also features well-stocked flower beds and a paved seating area, creating an ideal space for outdoor relaxation and entertaining.

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.

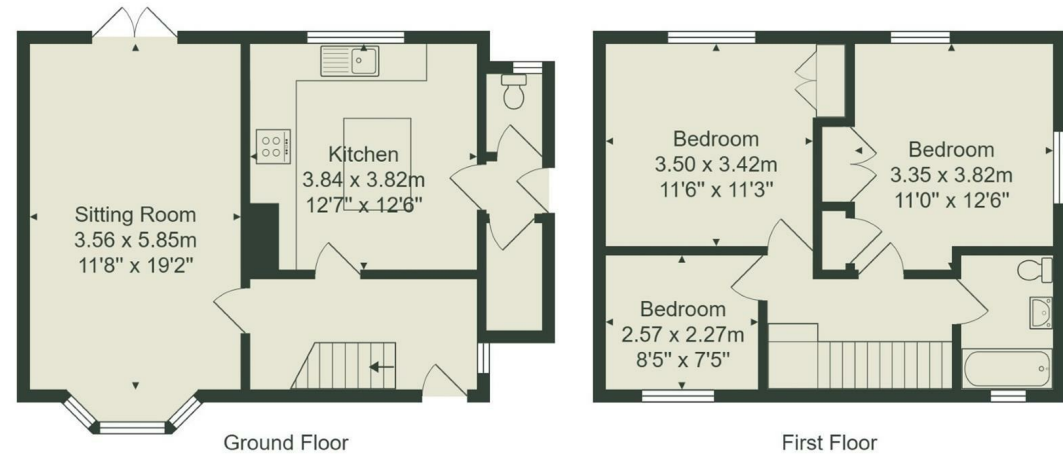
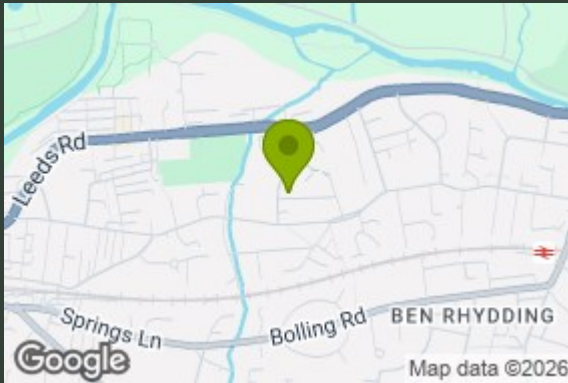
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



The property enjoys far reaching views towards Ilkley Moor to the front and Askwith to the rear.





Total Area: 93.5 m² ... 1007 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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