



Wilmot Road | Ilkley | LS29 8HU

Asking price £295,000

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29 Wilmot Road |  
Ilkley | LS29 8HU  
Asking price £295,000

BEST & FINAL OFFERS PLEASE BY WEDNESDAY 11 MARCH AT 12 NOON.

Situated within a peaceful cul de sac and yet within a brief level walk of Ilkley town centre and train station, this comprehensively renovated and beautifully designed home provides outstanding two double bedrooomed accommodation arranged over three floors.

With an abundance of storage space and a lovely Westerly aspect to the front, this inviting home features an attractive and low-maintenance rear garden.

- Beautifully Presented Throughout
- Quiet Cul De Sac Location
- Brief Stroll From Town Centre & Train Station
- Two Double Bedrooms
- Attractive Low Maintenance Garden
- Ample Storage Space

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Porch

Accessed via a composite door and including stained glass windows.

#### Sitting Room

12'4 x 13'8 (3.76m x 4.17m)

A generous sitting room with a large window to the front elevation, picture rail and ceiling rose, recessed shelving and store cupboard, stone mantelpiece and wood burning stove upon a marble hearth. The room also features a bifold glazed oak door that leads through to the kitchen, carefully designed to afford the area as much space as possible.



One enters via an entrance hall that flows through to a cosy sitting room, featuring a wood burning stove, recessed cupboard and display shelving plus a Westerly aspect.



## Breakfast Kitchen

10'7 x 9'7 (3.23m x 2.92m)

Featuring an island with stool space for breakfast bar style dining, the kitchen boasts a good range of base and wall units with coordinated work surfaces and a window to the rear elevation overlooking the garden. Appliances include an oven and four ring induction hob with hood over, Belfast sink and drainer as well as plumbing for a fridge/freezer. An understairs pantry houses the boiler and there is a door for access out to the rear garden.

## First Floor

### Landing

10 x 5'7 (3.05m x 1.70m)

With stairs leading to the second floor, the landing features a window to the rear elevation as well as a handy understairs store cupboard.

### Bedroom

12 x 12'2 (3.66m x 3.71m)

With a window offering a lovely Westerly aspect, this double bedroom features a good range of recessed wardrobes, recessed store cupboard with shelving above and wood panelling to one wall. The room's charm is bolstered by a ceiling rose and cast iron feature fireplace upon a handsome tiled hearth.

### Bathroom

9'11 x 7'8 (3.02m x 2.34m)

A sizeable bathroom comprising a large bath with shower over, Victorian style pedestal sink, W.C. and heated towel rail.

## Second Floor

### Bedroom

19'1 x 12'6 (5.82m x 3.81m)

A further generously sized double bedroom featuring exposed beams, velux window, an extensive range of under-eaves store cupboards and a further recessed store cupboard.

### Outside



## Front Garden

Enclosed by iron railings and including a gravelled area as well as a planter to the windowsill.

## Rear Garden

A thoughtfully designed and low-maintenance rear garden with both a patioed and graveled area, mature shrubs to one side, outside tap and a useful garden shed. The garden is enclosed by fencing, has a back gate providing access to the rear passageway and features solar powered spotlights to the fence that provide an attractive touch.

## 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.

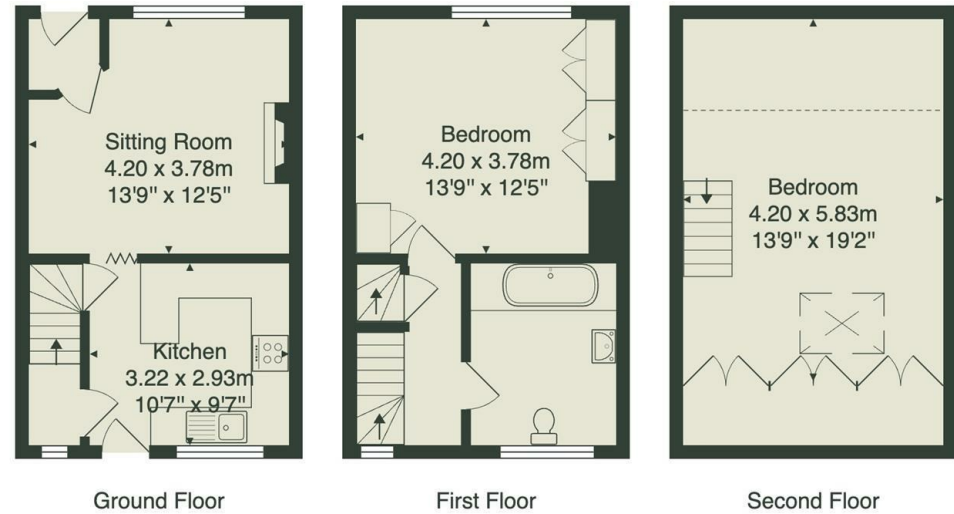
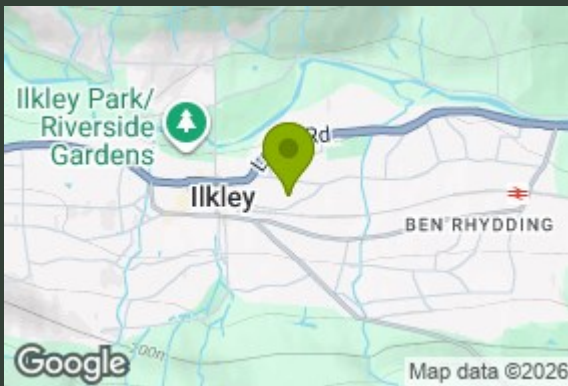
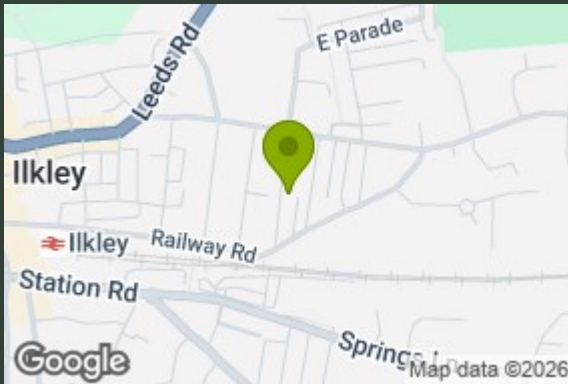
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



To the rear of the property is a thoughtfully designed, paved and gravelled garden that includes a garden shed and a seating area.





Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	80
(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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