



Dean Street | | Ilkley | LS29 8JR

Asking price £235,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

6 Dean Street |
Ilkley | LS29 8JR
Asking price £235,000

An attractive traditional stone built terrace house offering well proportioned and modernised accommodation. The property includes a good sized sitting room and a fitted kitchen on the ground floor whilst the upper floors provide two generous double bedrooms, a bathroom and store room.

- Stone Built Terrace House
- Modernised Accommodation
- Fitted Kitchen
- Bathroom & Store Room
- Council Tax Band B
- Comfortable Walk To Town Centre
- Sitting Room
- Two Bedrooms
- Gas Central Heating & Double Glazing
- EPC Rating E

GROUND FLOOR

Sitting Room

14'2" x 13'6" (4.32m x 4.11m)

With a pvc entrance door and a decorative fireplace with a wooden surround. Ceiling rose. Fitted floor to ceiling cupboards.

Kitchen

10'3" x 7'7" (3.12m x 2.31m)

With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Under stairs store cupboard. Pvc door to the rear.

FIRST FLOOR

Landing

Leading to:

Bedroom

13'7" x 11'5" (4.14m x 3.48m)

With a decorative fireplace and recessed spotlights. Under stairs store cupboard.



An attractive traditional stone built terrace house offering well proportioned and modernised accommodation.



Store Room

7'8" x 3'6" (2.34m x 1.07m)

Bathroom

With a white suite comprising a panelled bath, low suite wc and a pedestal wash basin. Wall mounted gas central heating boiler and a useful linen cupboard.

SECOND FLOOR

Bedroom

13'9" x 13'6" (4.19m x 4.11m)

With a Velux rooflight window and, recessed spotlights.

OUTSIDE

Rear Yard

There is an enclosed yard to the rear with two small outbuildings.

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 B.

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.

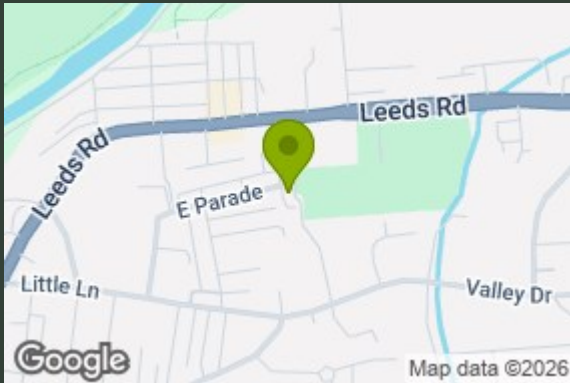
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Please Note

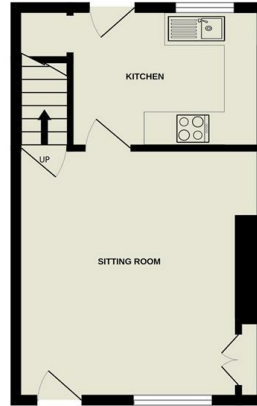
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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

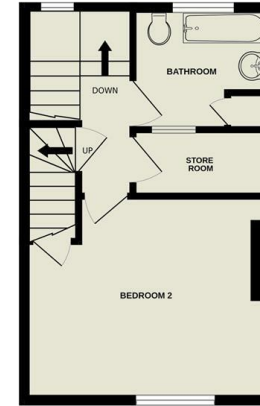
We are informed by the client/s that the property is Freehold.



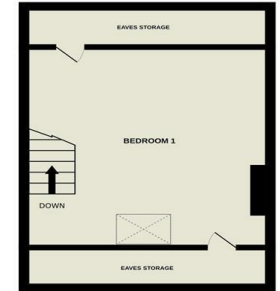
GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



FIRST FLOOR
294 sq.ft. (27.3 sq.m.) approx.

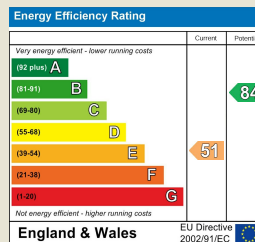


SECOND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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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