



Langbar Road | Ilkley | LS29 0ED

Guide price £465,000

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Hawthorne Cottage

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Nestled on a peaceful, secluded road, this charming semi-detached property exudes character and timeless appeal. Set within a generous private plot, it is surrounded by beautifully mature gardens, offering a tranquil retreat from the hustle and bustle of daily life.

With its unique period features and serene setting, Hawthorne Cottage is perfect for those seeking both privacy and the warmth of a property with history and personality.

- Lawned Gardens To Three Sides
- Serene Setting & High Degree of Privacy
- Two Double Bedrooms
- Exceptionally Rare Opportunity

With oil fired heating, the accommodation comprises:

Ground Floor

Entrance Porch

7'0 x 4'5 (2.13m x 1.35m)

Glazed to three sides and with exposed stone.

Inner Hall

Adjoining the sitting room and dining room and with stairs leading to the first floor.



Lawned gardens wrap round three sides of the property and feature an abundance of mature shrubs and flower beds.



Sitting Room

15'7 x 13'5 (4.75m x 4.09m)

An inciting room featuring an open fire with stone surround, picture rail and windows to two sides.

Dining Room

12'5 x 12'1 (3.78m x 3.68m)

Including a picture rail and enjoying an outlook over the front garden.

Kitchen

15'10 x 6'9 (4.83m x 2.06m)

Comprising base and wall units with coordinating work surfaces, walk-in pantry and a useful understairs store cupboard.

Rear Entrance Porch

9'3 x 7'0 (2.82m x 2.13m)

Glazed to three sides and with exposed stone.

First Floor

Bedroom

15'8 x 13'5 (4.78m x 4.09m)

A generous double bedroom featuring a walk-in wardrobe and a Westerly aspect.

Bedroom

12'5 x 8'11 (3.78m x 2.72m)

A second double bedroom with a walk-in wardrobe and Westerly aspect.

Bathroom

10'0 x 9'2 (3.05m x 2.79m)

Comprising a bath with electric shower over plus glass screen, hand wash basin, w.c, exposed beam and a window to the side elevation.

Landing

With a cupboard housing the water cylinder

Outside



Gardens

Well-established lawned gardens wrap round three sides of the property and feature a pond, fruit trees, abundance of mature shrubs and flower beds, greenhouse, two garden sheds, wood store and a useful external sotre.

Garage

A single detached garage is located to the rear of the property.

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.

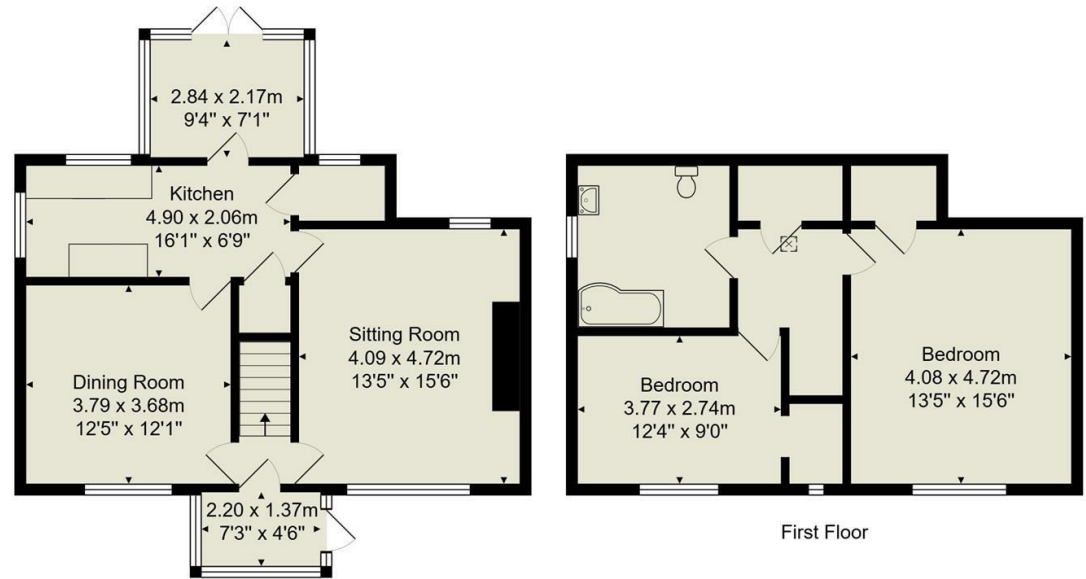
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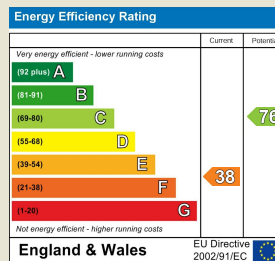
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Now in need of renovation, Hawthorne Cottage represents an excellent opportunity to acquire a period property that retains much of its original charm.



Total Area: 112.0 m² ... 1206 ft²
 All measurements are approximate and for display purposes only.
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139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>