



13 East Parade | | Ilkley | LS29 8JP

£329,950

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

## Key features

- Charming stone-built mid-terrace
- Conveniently located within easy level walking distance of the centre of Ilkley
- Stunning far-reaching views towards the iconic Cow and Calf Rocks
- Three spacious double bedrooms and a generous family bathroom
- Private enclosed rear courtyard providing an attractive outdoor seating area
- Elegant bay-fronted sitting room

## Description

A charming stone-built mid-terrace property offering deceptively spacious and beautifully proportioned accommodation arranged over three floors, ideally situated within easy level walking distance of the centre of Ilkley and enjoying stunning far-reaching views towards the iconic Cow and Calf Rocks.

The well-presented accommodation briefly comprises a welcoming entrance hall, an elegant sitting room featuring a lovely bay window to the front elevation, a spacious dining kitchen ideal for entertaining, and a highly useful utility area. To the first floor are two generous double bedrooms together with a separate cloakroom, whilst the second floor offers a further well-proportioned double bedroom and a superbly spacious family bathroom.

Externally, the property benefits from a private and enclosed rear courtyard, providing a pleasant space for outdoor seating and relaxation.



Enjoying stunning far-reaching views towards the iconic Cow and Calf Rocks.

## GROUND FLOOR

### Entrance Hall

An inviting entrance via a upvc and glazed entrance door and with a wood effect floor covering.

### Sitting Room

14'04 x 11'07

This cosy and inviting sitting room is filled with natural light from the bay window to the front elevation. A wood-burning stove set on a stone hearth with a matching stone mantel creates an attractive focal point, while built-in shelving within the chimney recess and wood-effect flooring complete this warm and welcoming space.

### Dining Kitchen

13'0 x 11'11

A well proportioned dining kitchen with ample space for a dining table and chairs. Comprising a range of wall and base cabinets with wood effect work tops and upstands. A ceramic sink and drainer arranged neatly under the window overlooking the rear courtyard area. Integrated appliances include a dishwasher, oven, induction hob with an extractor hood over. A door to the rear elevation and a wood effect floor covering.

### Utility

A useful storage space with access directly from the dining kitchen, housing the boiler, and with space for a washing machine and dryer. There are also two windows to the side elevation.

## FIRST FLOOR

### Separate Cloakroom

With a window to the rear elevation, concealed unit WC, wash basin, tiled walls and a wood effect floor covering.

### Bedroom

15'04 x 11'03

An ample double bedroom, with a large window to the front elevation and a useful built in cupboard.

### Bedroom

12'9 x 9'04

Another good sized double bedroom, with a window to the rear elevation.

## SECOND FLOOR





**Bedroom**

14'0 x 8'10

On the second floor there is a third ample double bedroom, which has a dormer window to the front elevation and useful eaves storage.

**Bathroom**

8'11 x 8'03

A good sized family bathroom, comprising a claw foot bath, shower cubicle, wash basin and a WC. There is a wood effect floor covering, Velux window, radiator with heated towel rail over.

**OUTSIDE****Courtyard Garden**

There is an enclosed courtyard garden to the rear with gated access.

**Front Garden**

A charming south-facing front garden provides a private, low-maintenance seating area. Enclosed by fencing with gated access, the gravelled space is perfect for enjoying the sun throughout the day.

**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.

**Council Tax**

City of Bradford Metropolitan District Council Tax Band C.

**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.

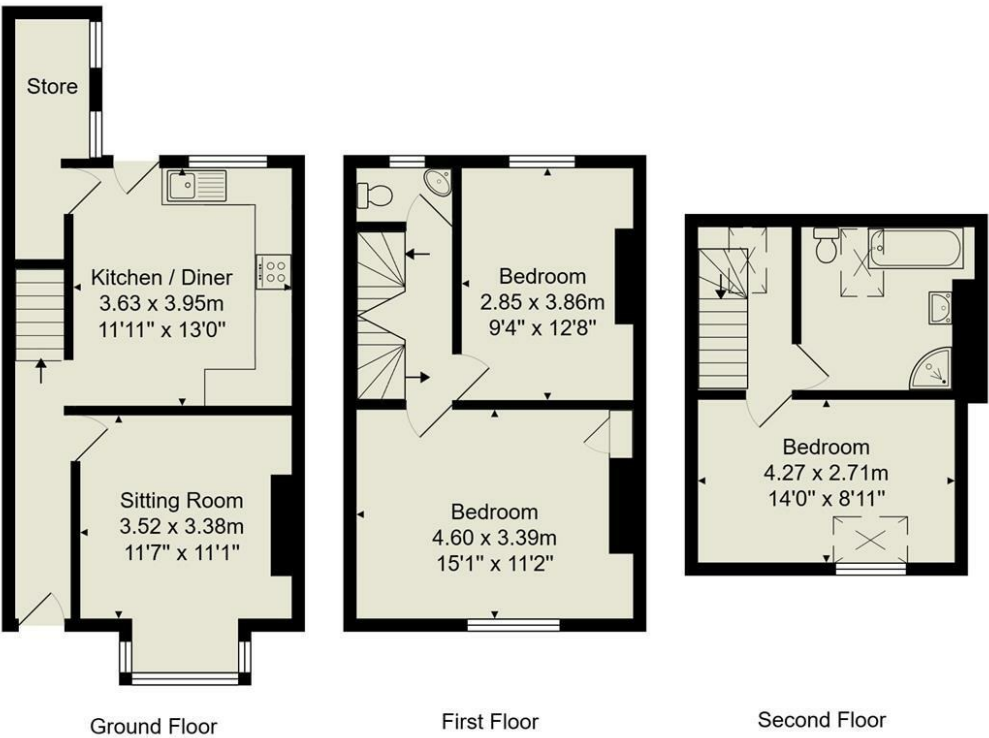
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.

**Mobile Signal/Coverage**

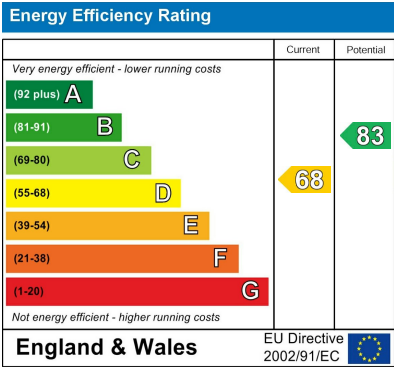
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Floor plans



Total Area: 98.3 m<sup>2</sup> ... 1058 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.  
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