



Middleton Road | Ilkley | LS29 9EX

Asking price £535,000

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13 Middleton Road |
Ilkley | LS29 9EX
Asking price £535,000

An outstanding family home providing spacious four bedroomed, two bathroom accommodation arranged over four floors, featuring a family friendly dining kitchen with adjoining utility/playroom, two ample reception rooms and low maintenance gardens to the front and rear.

Forming part of a highly sought after residential area, this handsome Victorian terraced home is situated within striking distance of the park and scenic riverside walks while also being just a brief, level stroll from the town centre and train station.

- Dining Kitchen With Direct Access To Garden
- Two Excellent Reception Rooms
- Four Bedrooms & Two Bathrooms
- Secluded Yet Central Location

With gas central heating, the accommodation comprises:

Ground Floor

Covered Entrance

Entrance Hall

With oak flooring and a glazed door leading to:

Inner Hall

11'10 x 2'10 (3.61m x 0.86m)

An inviting hall with ornate architraves and oak flooring.

Sitting Room

15'4 (into bay) x 11'5 (4.67m (into bay) x 3.48m)

Featuring a wood burning stove on stone hearth, ceiling rose, picture rail, oak flooring and a bay window providing a pleasant outlook over the front garden.

Living/Dining Room

12'11 x 12'11 (3.94m x 3.94m)

A second ample reception room, also including a wood burning stove on slate hearth, oak flooring, recessed store cabinet and shelving, picture rail and two windows to the rear elevation.



The sitting room includes a bay window which offers a delightful Westerly aspect.



Lower Ground Floor

Dining Kitchen

12'11 x 12'9 (3.94m x 3.89m)

A generous dining kitchen comprising a good range of base and wall units with granite and timber work surfaces as well as a useful understairs pantry. Appliances include a Rangemaster cooker and a dishwasher. The dining kitchen also features French doors that provide access to the rear garden.

Utility/Playroom

12'7 x 10'7 (3.84m x 3.23m)

A versatile and thoughtfully designed room that provides additional kitchen storage units as well as an integrated fridge/freezer and a microwave. A cupboard offers additional storage as well as plumbing for a washing machine. Fitted bench seating and an eye level television point make this the perfect space for young children to relax whilst in close proximity to the kitchen.

Shower Room

8'2 x 4'0 (2.49m x 1.22m)

Well appointed and comprising a walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.

First Floor

Bedroom

12'10 x 12'7 (3.91m x 3.84m)

A generous double bedroom including a recessed wardrobe and a window to the front elevation.

Bedroom

10'9 x 6'11 (3.28m x 2.11m)

Featuring a recessed wardrobe and linen cupboard as well as a window offering glimpses of Ilkley Moor.

Bathroom

Highly appointed and comprising a bath with rainfall shower over, two hand wash basins within vanity unit, w.c and heated towel rail.

Second Floor

Bedroom

14'6 x 10'9 (4.42m x 3.28m)

A second double bedroom with a fitted wardrobe, exposed beam and a dormer window providing a lovely Westerly aspect.

Bedroom

14'6 x 11'8 (4.42m x 3.56m)

A further double bedroom including a recessed wardrobe, exposed beam, dormer window providing an outlook towards Ilkley Moor.

Outside



Front Garden

To the front of the property is a mature garden featuring a well-stocked flower bed and rockery.

Rear Garden

Accessed via French doors from the dining kitchen, the paved rear garden features an impressive outdoor kitchen with brick oven, wash basin and granite work surface as well as a raised flower bed.

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

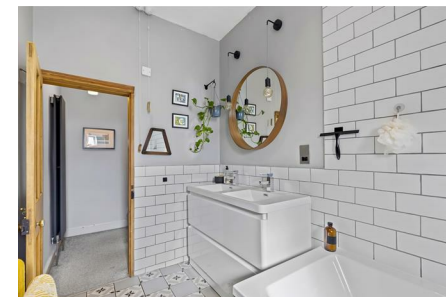
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

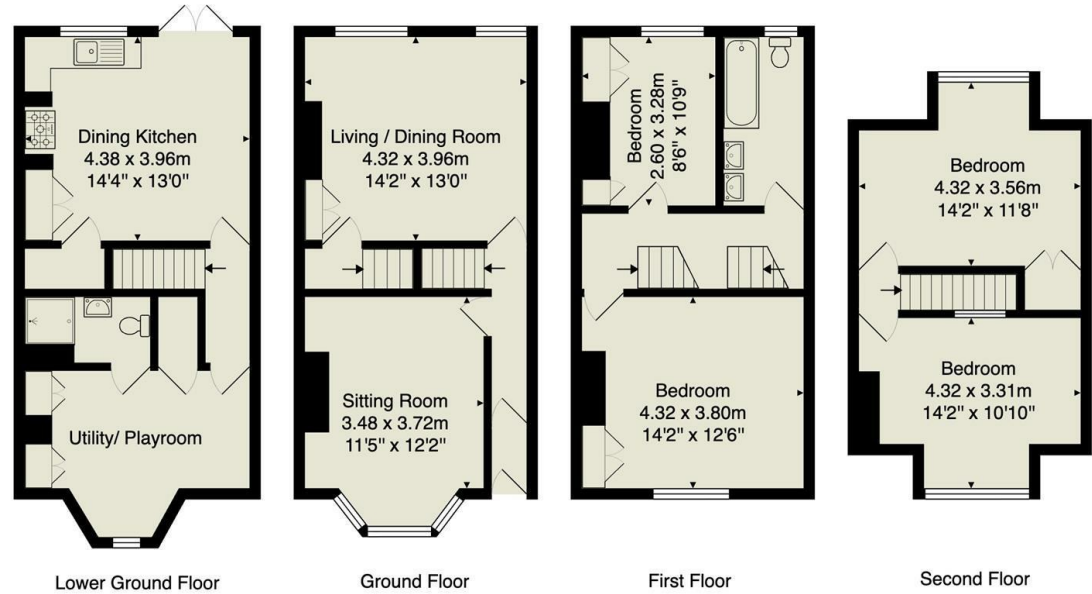
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.

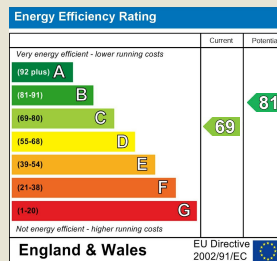


The property benefits from a pleasant outlook towards Ilkley Moor.





Total Area: 146.7 m² ... 1579 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/>