



East Parade | Ilkley | LS29 8JP

Asking price £295,000

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35 East Parade |
Ilkley | LS29 8JP
Asking price £295,000

A handsome stone-front mid-terrace home providing three double bedroomed accommodation arranged over three floors, enjoying a Southerly aspect and conveniently positioned within a short stroll of Ilkley town centre and train station.

- Three Bedrooms, Bathroom • Dining Kitchen With & Cloakroom
- Sought After Location • Southerly Aspect

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

A double glazed entrance porch leading to:

Sitting Room

15'3 x 14'1 (4.65m x 4.29m)

An inviting sitting room featuring a gas fire with tiled surround and hearth, laminate wood flooring and a bay window that provides a lovely Southerly aspect.

Inner Hall

With stairs leading to the first floor.

Dining Kitchen

13'1 x 11'9 (3.99m x 3.58m)

Comprising a range of base and wall units with coordinating work surfaces and a tiled splashback. Appliances include an oven plus grill, four ring gas hob with hood over, space for a fridge and plumbing for a dishwasher.

Utility

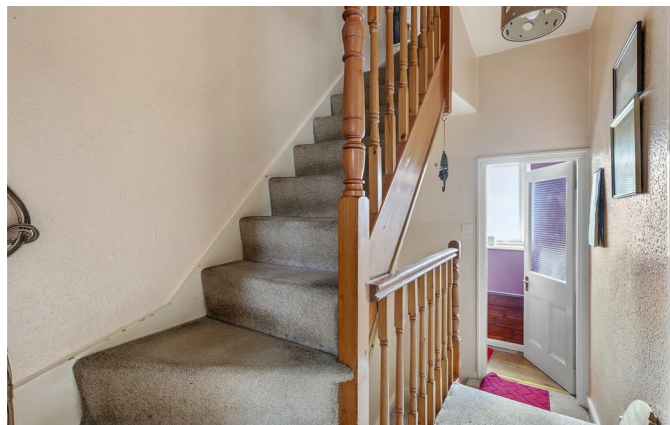
13'8 x 4'1 (4.17m x 1.24m)

Including a worktop, sink and plumbing for a washing machine.

First Floor

Cloakroom

Located on a half landing and including a hand wash basin, w.c and a window to the rear elevation.



Now in need of modernisation, 35 East Parade presents an excellent opportunity to acquire a property located within a brief stroll of Ilkley town centre and train station.



Bedroom

12'0 x 10'9 (3.66m x 3.28m)

An ample double bedroom featuring a range of recessed wardrobes and enjoying a Southerly aspect.

Bedroom

13'1 x 8'3 (3.99m x 2.51m)

A second double bedroom including fitted store cupboards (one of which houses the boiler), hand wash basin and an outlook towards Middleton.

Second Floor

Landing

With a useful fitted store cupboard.

Bedroom

14'0 x 8'8 (4.27m x 2.64m)

A further double bedroom with laminate wood flooring, fitted store cupboard and a dormer window that provides an outlook towards Ilkley Moor.

Bathroom

9'3 (max) x 8'8 (2.82m (max) x 2.64m)

Comprising a bath, walk-in rainfall shower with glass screen, hand wash basin, w.c and a heated towel rail.

Outside

Front Garden

To the front of the property is a low maintenance, South facing paved area.

Rear Yard

A rear yard including a garden shed.

Please Note

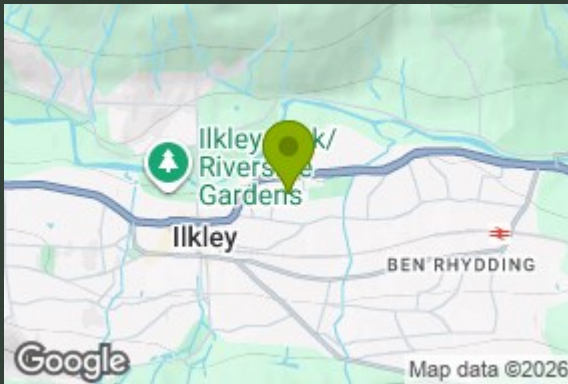
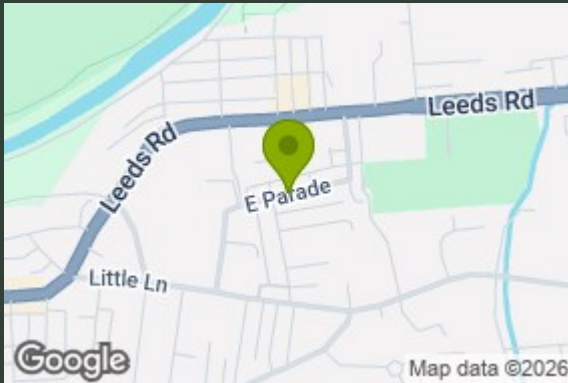
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Mobile Signal/Coverage

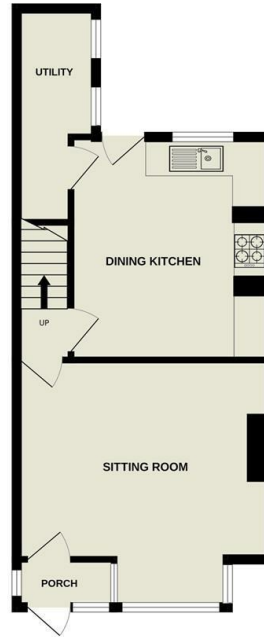
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

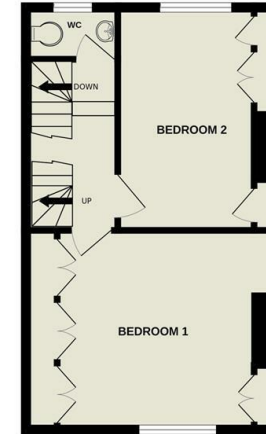
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



FIRST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

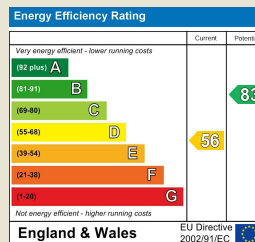


SECOND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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