



The Crescent | | Ilkley | LS29 8LX

Asking price £260,000

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A traditional semi detached house offering well proportioned accommodation and having a good sized south facing rear garden. The property includes a welcoming hallway, a through sitting room, a dining kitchen with integrated appliances and a large side porch on the ground floor. At first floor level there are three bedrooms and a bathroom with a modern white suite. Externally there are gardens to front and rear, a single garage and off road parking in the drive.

- Semi Detached House
- Spacious Hall
- Side Entrance Porch
- Bathroom With White Suite
- South Facing Rear Garden
- Modern Dining Kitchen
- Through Sitting Room
- Three Bedrooms
- Garage & Off Road Parking
- EPC Rating D / Council Tax Band C

GROUND FLOOR

Reception Hall

12'5" x 6'1" (3.78m x 1.85m)

With a panelled entrance door, laminate floor and moulded ceiling cornice.

Sitting Room

19'1" x 11'9" (5.82m x 3.58m)

A good sized sitting room with glazed double doors to the rear garden and a window to the front elevation. Marble interior fireplace with a fitted gas fire and wooden surround. Laminate floor.

Dining Kitchen

12'6" x 10'10" (3.81m x 3.30m)

Fitted with a range of base and wall units, coordinating work surfaces and an inset sink. Integrated appliances include a fridge and freezer, microwave oven, electric cooker and hob with a hood over. Fitted floor to ceiling cupboard. Window to the rear elevation.

Side Entrance Porch

15'0" x 3'6" (4.57m x 1.07m)

With a door to the side of the property. Plumbing for an automatic washer.

FIRST FLOOR

Landing

Leading to:



A traditional semi detached house offering well proportioned accommodation and having a good sized south facing rear garden.



Bedroom

10'11" x 12'7" (max) (3.33m x 3.84m (max))

Window to the side and rear elevations. Recessed wardrobe and cupboard.

Bedroom

13'2" x 10'7" (4.01m x 3.23m)

Window to the rear elevation.

Bedroom

8'9" x 8'1" (2.67m x 2.46m)

Window to the front elevation.

Bathroom

Fitted with a white suite comprising a panelled bath having a shower over, pedestal wash basin and a low suite wc. Part tiled walls.

OUTSIDE

Single Garage

With an up and over door.

Garden

There is an enclosed garden area to the front.

To the rear of the property is a good sized garden area enjoying a southerly aspect.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

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.

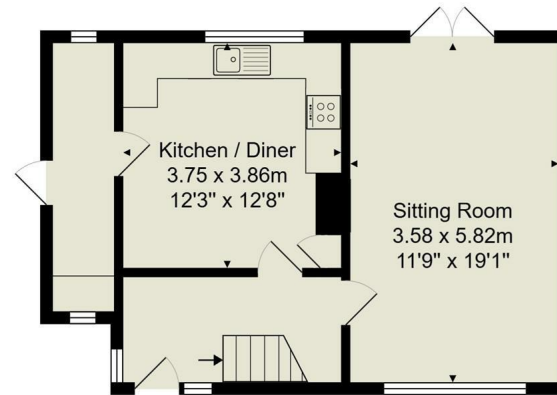
Please Note

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.

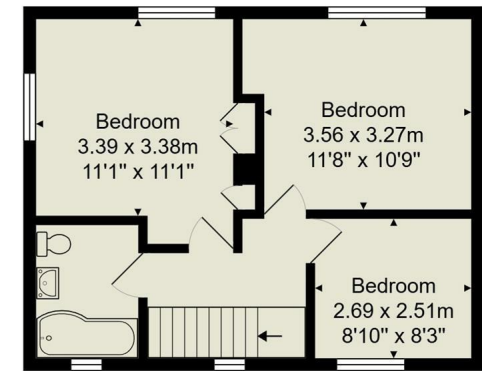
Tenure

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





Ground Floor



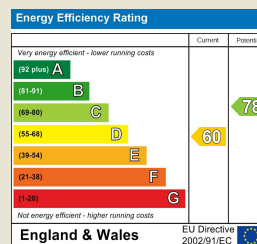
First Floor

Total Area: 92.7 m² ... 998 ft²

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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