



Gordon Street | Ilkley | LS29 8JW

Asking price £298,500

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3 Gordon Street |
Ilkley | LS29 8JW
Asking price £298,500

Forming part of a popular cul de sac just a brief walk from Ilkley town centre, this charming home offers three bedroomed accommodation with a Southerly aspect and features paved gardens to the front and rear.

The ground floor includes an entrance hall, cloakroom, full depth sitting room and a breakfast kitchen. The first floor features two double bedrooms, a single bedroom and a bathroom.

- Southerly Aspect
- Gardens To The Front & Rear
- Cul De Sac Position
- Central Location

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

Connecting to the sitting room and cloakroom and with a staircase leading to the first floor.

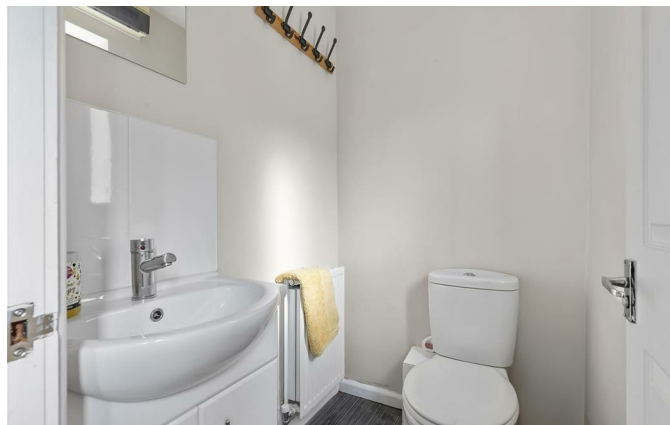
Cloakroom

Including a hand wash basin within vanity unit, w.c and a window to the front elevation.

Sitting Room

19'9 x 9'11 (6.02m x 3.02m)

A spacious and inviting sitting room with an abundance of natural light via windows to the front and rear elevations, featuring an electric fire with wooden surround plus hearth.



Gordon Street offers a sense of privacy and seclusion whilst still being within a short stroll of the town centre and train station.



Breakfast Kitchen

15'5 x 11'0 (4.70m x 3.35m)

With ample space for a dining table and chairs, the breakfast kitchen comprises a range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven, four ring electric hob with hood over, space for a fridge/freezer and plumbing for a washing machine. The kitchen also includes a useful understairs store cupboard and a door that leads out to the rear garden.

First Floor

Bedroom

11'7 x 10'2 (3.53m x 3.10m)

An ample double bedroom featuring a recessed wardrobe and a Southerly aspect.

Bedroom

13'7 x 9'1 (4.14m x 2.77m)

A second double bedroom including a window to the rear elevation.

Bedroom

10'9 x 6'3 (3.28m x 1.91m)

A single bedroom with a window to the front elevation.

Bathroom

7'5 x 5'7 (2.26m x 1.70m)

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

Landing

Including a linen cupboard, which houses the boiler and a hatch leading to the boarded loft.

Outside

Front Garden

To the front of the property is an enclosed, South facing paved garden.



Rear Garden

A low-maintenance, paved rear garden including a garden shed. Being paved and the full width of the property, the rear garden also offers the potential for off-street parking.

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.

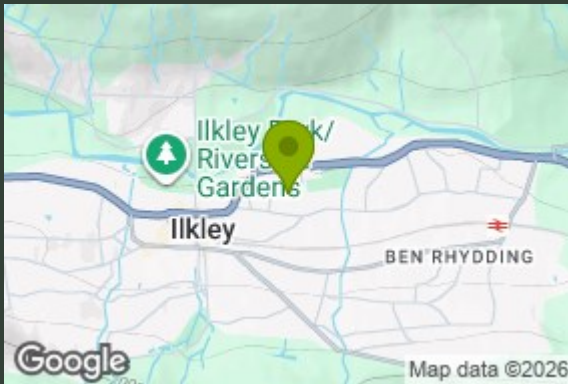
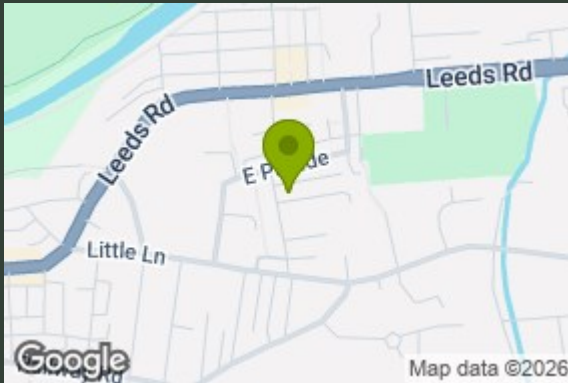
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.

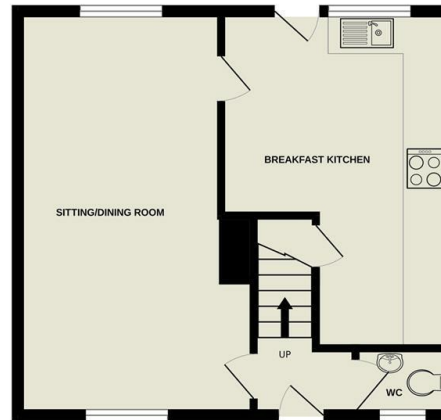


Low-maintenance
paved gardens to
the front and rear.

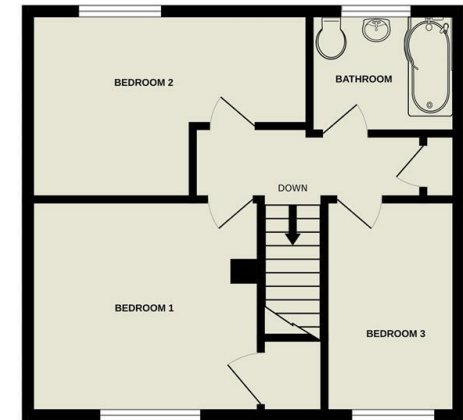




GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

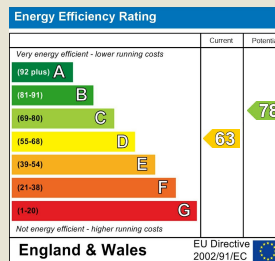


FIRST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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