



Gordon Street | Ilkley | LS29 8JW

Asking price £315,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

20 Gordon Street |
Ilkley | LS29 8JW
Asking price £315,000

For sale with no onward chain, this inviting three bedroomed home forms part of a small cul de sac situated close to the heart of Ilkley town centre. With an impressive view of Ilkley Moor, the property features a South facing garden and off-street parking for two cars.

- Convenient Central Location • Off-Street Parking For Two Cars
- South Facing Garden • Cul De Sac Position

With gas central heating, the accommodation comprises:

Gound Floor

Entrance Hall

With stairs to the first floor.

Sitting Room

19' 8 x 10' 0 (5.79m 2.44m x 3.05m 0.00m)

An inviting sitting room with high quality laminate wood flooring and a wood burning stove on stone hearth. Also including a window to the front elevation and sliding glazed door leading to the South facing garden.

Breakfast Kitchen

10' 11 x 9' 7 (3.05m 3.35m x 2.74m 2.13m)

Comprising a good range of base and wall units with coordinating work surfaces. Intergrated appliances include an oven, four ring ceramic hob with hood over and space for a fridge/ freezer. A window provides a lovely Southerly aspect. Door to:



Two standout features are the South facing garden and gravelled driveway.



Utility

9'7 x 6'2 (2.92m x 1.88m)

Including further base and wall units with coordinating worktop, space for additional appliances, understairs store cupboard and a door linking to the entrance hall.

First Floor

Bedroom

11'7 x 10'4 (3.53m x 3.15m)

An ample double bedroom featuring recessed store cupboard and a window to the front elevation.

Bedroom

13'8 (max) x 9'0 (4.17m (max) x 2.74m)

A second double bedroom, enjoying a view of Ilkley Moor.

Bedroom

10'8 x 6'4 (3.25m x 1.93m)

A single bedroom with a window to the front elevation.

Bathroom

7'4 x 5'7 (2.24m x 1.70m)

Comprising a bath with rainfall shower over plus glass screen, handwash basin within vanity unit, W.C and heated towel rail.

Landing

With a cupboard housing the boiler and a hatch to the boarded loft.

Loft

A boarded and carpeted loft with useful eaves storage and two velux windows.

Outside

Driveway

A standout feature is the gravelled driveway providing off-street parking for two cars.



Garden

A well-designed South facing garden including a decked area and lawn with raised bed, garden shed and wood store.

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>

Council Tax

City of Bradford Metropolitan District Council Tax Band B.

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.

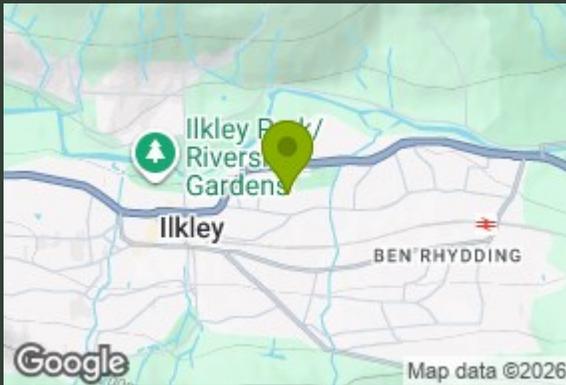
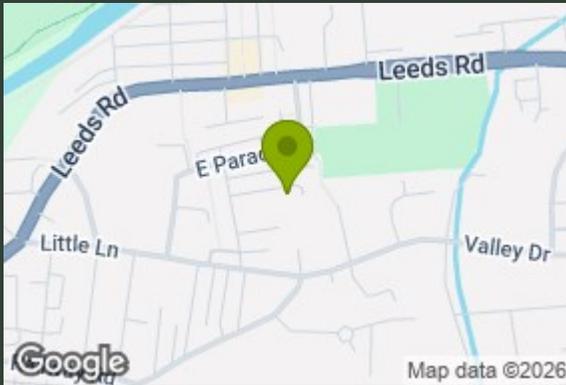
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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 manages to feel peaceful and secluded whilst also being within a short walk of Ilkley town centre and train station.

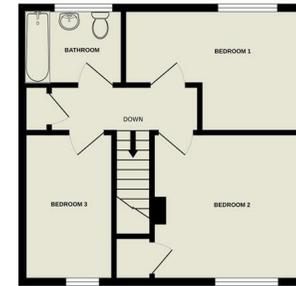




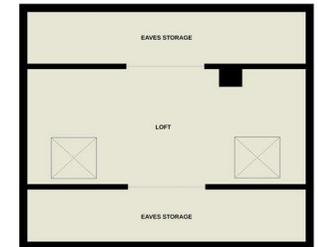
GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



FIRST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



SECOND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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