



Thwaites Avenue | Ilkley | LS29 8EH

Asking price £385,000

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9 Thwaites Avenue |
Ilkley | LS29 8EH
Asking price £385,000

A spacious and extended semi-detached home forming part of a peaceful cul de sac and located within a brief walk of Ilkley town centre, providing excellent three bedroomed accommodation featuring a generous living room with adjoining dining area, lawned South facing garden, off-street parking for two cars and a garage.

- Abundance of Living Space
- Lawned South Facing Garden
- View of Ilkley Moor
- Cul De Sac Location
- Off-Street Parking & Garage
- Brief Walk To Town Centre

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

14'1 x 5'2 (4.29m x 1.57m)

A welcoming entrance hall with a tiled floor and including extensive understairs storage.

Living Area

23'4 x 12'0 (7.11m x 3.66m)

Enjoying an abundance of natural light, the substantial living area includes a large window to the front elevation and connects to:

Dining Area

9'4 x 8'4 (2.84m x 2.54m)

With laminate wood flooring and French doors leading out to the garden.



Situated on a quiet cul-de-sac, just a short walk from Ilkley town centre and train station.



Kitchen

15'2 x 9'1 (4.62m x 2.77m)

Comprising a good range of base and wall units with timber worktops and concealed lighting as well as a Belfast sink. Integrated appliances include an oven, combi oven/microwave, four ring induction hob with hood over and a dishwasher.

Utility

6'6 x 4'11 (1.98m x 1.50m)

With further base and wall units plus timber work surfaces, space for a fridge/freezer and plumbing for a washing machine.

Cloakroom

5'1 x 4'11 (1.55m x 1.50m)

Providing a good amount of storage.

W.C

Connecting to the cloakroom and comprising a w.c, hand wash basin within vanity unit and fitted cabinets.

First Floor

Bedroom

11'10 x 9'9 (3.61m x 2.97m)

A double bedroom featuring a fitted wardrobe and a window to the front elevation.

Bedroom

11'6 x 10'11 (3.51m x 3.33m)

A second double bedroom, enjoying an outlook over the rear garden and towards Ilkley Moor beyond.

Bedroom

7'5 x 6'4 (2.26m x 1.93m)

With a window to the front elevation.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Comprising a bath with shower attachment, hand wash basin, w.c and a heated towel rail.

Outside

Garage

15'2 x 9'3 (4.62m x 2.82m)

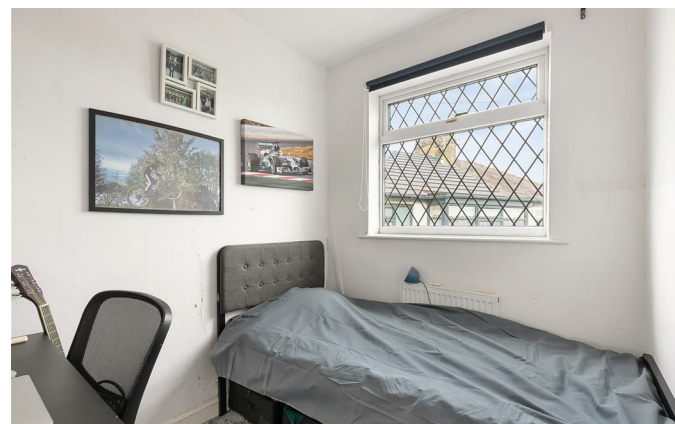
Accessed via an up and over door.

Summerhouse

10'7 x 7'7 (3.23m x 2.31m)

Accessed via French doors and with light plus power.





Garden

A standout feature is the principally lawned, South facing garden that features mature trees as well as a paved seating area.

Driveway

A tarmacadam driveway provides off-street parking for two cars.

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

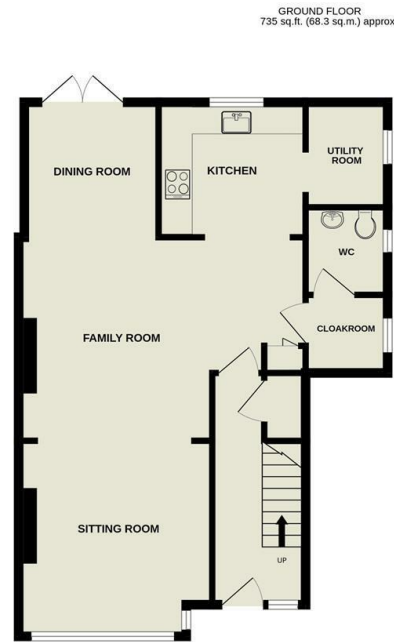
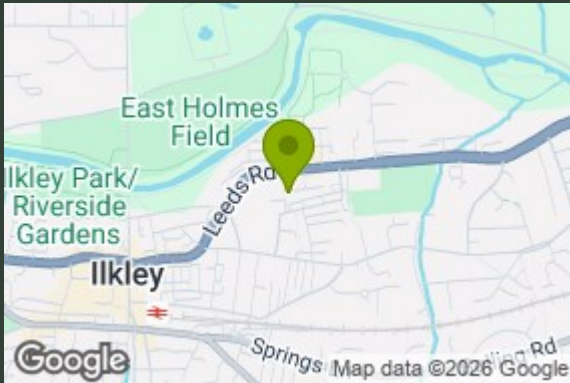
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification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



A summerhouse provides with light and power provides a potential home working space.





TOTAL FLOOR AREA EXCLUDING GARAGE 965 sq.ft. (91.7 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		
(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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