



119 Skipton Road | | Ilkley | LS29 9RJ

Guide price £459,500

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WHITE**
Trusted Estate Agents

Skipton Road |
Ilkley | LS29 9RJ
Guide price £459,500

An impressive and particularly spacious Victorian terrace house offering refurbished and extended family accommodation with high quality double glazing. From a slightly elevated setting the property enjoys spectacular rural views across the Wharfe valley. The property incorporates a sitting room, family room and dining room together with a fitted kitchen on the ground floor whilst to the upper floors there are three double bedrooms and a shower room.

- Spacious Victorian Terrace House
- Spectacular Views Over The Wharfe Valley
- Fitted Kitchen
- High Quality Double Glazing
- Council Tax Band D
- Located On The Edge Of Ilkley
- Sitting Room, Family Room & Dining Room
- Three Double Bedrooms & Shower Room
- Recently Extended
- EPC Rating D

GROUND FLOOR

Covered Entrance

Reception Hall

14'2" x 3'4" (4.32m x 1.02m)

With a limestone floor and moulded ceiling cornice. Panelled entrance door.

Sitting Room

17'4" x 13'4" (5.28m x 4.06m)

With a large square bay window to the front elevation with long distance views over the Wharfe valley. Log burning stove on a slate hearth. Moulded ceiling cornice and picture rail. Glazed double doors lead to the family room.



An impressive and particularly spacious Victorian terrace house offering refurbished and extended family accommodation with high quality double glazing. From a slightly elevated setting the property enjoys spectacular rural views across the Wharfe valley.



Family Room, 14'0" x 13'6"

With a log burning stove on a polished stone hearth. Moulded ceiling cornice and a wooden floor. Glazed double doors lead to:

Dining Room

12'0" x 6'6" (3.66m x 1.98m)

A bright and airy room with a lantern roof and a further pair of glazed doors leading onto the rear courtyard. Recessed spotlights and a limestone floor.

Kitchen

19'0" x 7'9" (5.79m x 2.36m)

An impressive kitchen fitted with an extensive range of base and wall units, and coordinating work surfaces with an inset sink. Plumbing for a washing machine, dishwasher and space for a dryer. Lantern roof. Wall mounted gas central heating boiler. Ceramic tiled floor. There is provision for a large gas range cooker. The range cooker in situ is available for purchase by separate negotiation.

LOWER GROUND FLOOR

Store Cellar

With fitted shelving.

FIRST FLOOR

Bedroom

13'8" x 11'0" (4.17m x 3.35m)

With a moulded ceiling cornice and a window to the rear elevation.

Bedroom

17'2" x 13'9" (5.23m x 4.19m)

With exposed timber floorboards and two windows to the front elevation with long distance views over the valley.

Shower Room

With a large walk in shower, pedestal wash basin and a low suite wc. Recessed spotlights.

SECOND FLOOR

Bedroom

24'4" x 17'6" (7.42m x 5.33m)

With two Velux roof light windows. Exposed timber floorboards. Fitted wardrobes.

OUTSIDE



Gardens

There is a paved garden area to the front. To the rear of the house is a stone flagged courtyard enjoying a southerly aspect.

The rear of the property is accessed via a private driveway where our clients park a car.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high reputation. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Council Tax

City of Bradford Metropolitan District Council Tax Band D.

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.



The property incorporates a sitting room, family room and dining room together with a fitted kitchen on the ground floor whilst at first floor level there are three double bedrooms and a shower room.





Total Area: 155.2 m² ... 1670 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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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