



Ash Grove, Ilkley
Asking Price Of £315,000

Dale
Eddison



46 Ash Grove

Ilkley

LS29 8EP

A DELIGHTFUL THREE BEDROOMED MID TERRACED PROPERTY FEATURING A SOUTH FACING REAR GARDEN FORMING PART OF A SOUGHT AFTER RESIDENTIAL AREA, CONVENIENTLY POSITIONED WITHIN WALKING DISTANCE OF ILKLEY TOWN CENTRE

Arranged over three floors, 46 Ash Grove has been thoughtfully renovated by the current owner and now provides beautifully appointed accommodation. The ground floor comprises an entrance hall, sitting room with gas fire and a well equipped kitchen whilst the basement has been cleverly designed, providing a guest suite consisting of a double bedroom, shower room and utility room. The first floor features two bedrooms and a smartly presented bathroom. Externally there is a gravelled front garden and a lovely low maintenance south facing rear garden.



Ilkley town centre offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, boutique cinema, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

The accommodation has GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate

room sizes, comprises:-

GROUND FLOOR

ENTRANCE HALL Accessed via a composite door with glazed fanlight above.

SITTING ROOM 13' 10" x 13' 5" (4.22m x 4.09m) An inviting reception room featuring a gas fire with decorative tiled surround and tiled hearth. Picture rail and a useful built in store cupboard with drawers under. Window to the front elevation.

KITCHEN 16' 6" x 8' 0" (5.03m x 2.44m) A beautifully appointed kitchen comprising an extensive range of base and wall units with concealed lighting, co-ordinating work surface and tiled splashback. Appliances include a Bosch oven with four ring induction hob and cooker hood over, integrated fridge, freezer, dishwasher and automatic washing machine. Breakfast bar and recessed spotlights. Window to the rear elevation. Door provides direct access to the south facing rear garden.

BASEMENT

BEDROOM THREE 13' 1" x 12' 9" (3.99m x 3.89m) A versatile room which could either serve as a third bedroom or an additional reception room. Fitted wardrobe. Door to the front elevation providing independent access from the front garden.

UTILITY ROOM 9' 2" x 7' 2" (2.79m x 2.18m) Comprising base units with work surface. Stainless steel sink with mixer tap and recessed spotlights. Window to the rear elevation. Cupboard housing the gas fired central heating boiler.

SHOWER ROOM 6' 10" x 6' 1" (2.08m x 1.85m) Smartly presented and comprising a walk-in shower with sliding glass doors, hand wash basin set within vanity unit and a low suite wc. Heated towel rail and recessed spotlights. Useful under stairs store cupboard.

FIRST FLOOR

BEDROOM ONE 16' 7" Max x 10' 6" (5.05m x 3.2m) A spacious double bedroom including a window to the front elevation.

BEDROOM TWO 11' 6" x 8' 8" (3.51m x 2.64m) With a window

to the rear elevation.

BATHROOM 8' 1" x 7' 5" (2.46m x 2.26m) Well presented and comprising bath with shower over and glass screen, hand wash basin set within vanity unit and a low suite wc. Heated towel rail, linen cupboard and recessed spotlights. Window to the rear elevation.

OUTSIDE

GARDEN To the front of the property is a low maintenance gravelled garden with a paved pathway which leads to the front door. To the rear of the property is a paved south facing garden with slate area and a raised flower bed.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

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 understand the property is Freehold.

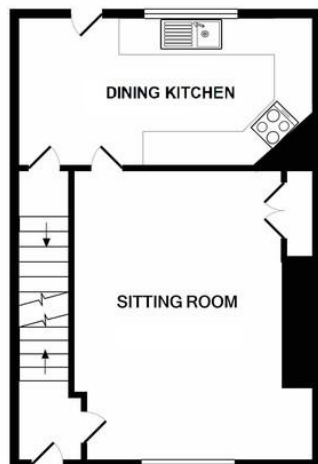
LOCATION From Dale Eddison's Ilkley office proceed down Brook Street and turn right at the traffic lights into Leeds Road. Proceed along Leeds Road before turning left into Bath Street, having just passed Booths supermarket on the right hand side. Ash Grove is then the next turning on the right hand side and number 46 will be positioned towards the end of the road on the right hand side.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (introduced June 2017). The regulations

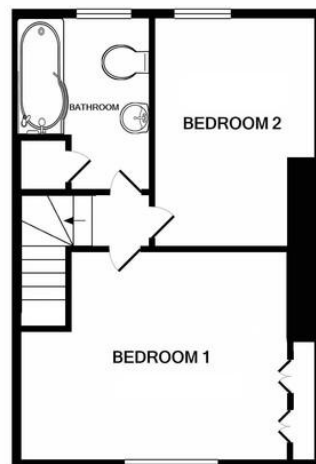




LOWER GROUND FLOOR



GROUND FLOOR

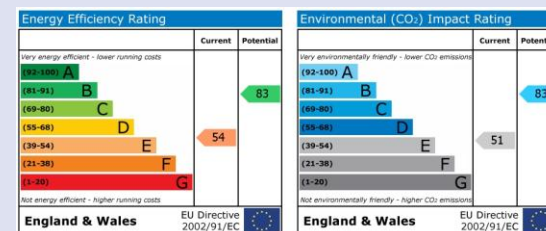


FIRST FLOOR

46 Ash Grove

Approximate gross internal floor area
69 sqm / 742.7 sq ft

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Features and fittings are for illustrative purposes only and do not form part of a contract.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.