



Victoria Avenue, Ilkley
Guide Price £435,000





9 Victoria Avenue

Ilkley

LS29 9BL

A CHARMING SEMI DETACHED PROPERTY PROVIDING THREE BEDROOMED ACCOMMODATION STANDING WITHIN A PARTICULARLY GENEROUS CORNER PLOT ENJOYING A GOOD DEGREE OF PRIVACY AND PROVIDES SCOPE TO ADD FURTHER ACCOMMODATION

Located within a peaceful residential area on the western side of Ilkley, 9 Victoria Avenue manages to feel private and secluded whilst being within a brief walk of All Saints Primary School and the town centre. The ground floor accommodation comprises an entrance porch, through sitting room, kitchen and a conservatory, whilst the first floor features three good sized bedrooms and a shower room. Externally the property includes a useful integral garage and beautifully maintained gardens to the front and rear.



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 PORCH 6' 5" x 3' 5" (1.96m x 1.04m) A welcoming entrance porch with exposed brick wall. Wall light point.

THROUGH SITTING ROOM 22' 9" x 11' 9" (6.93m x 3.58m) Windows to both the front and rear elevations allow for plenty of natural light and provide a pleasant outlook over both the front and rear gardens. Electric fire with tiled surround and hearth and provides space for both living and dining areas.

KITCHEN 12' 5" x 8' 1" (3.78m x 2.46m) Comprising a good range of base and wall units with co-ordinating work surfaces and tiled splashback. Space for an oven, fridge freezer and plumbing for an automatic washing machine. Window to the rear elevation. Glazed door to:-

CONSERVATORY 7' 6" x 5' 11" (2.29m x 1.8m) Providing a pleasant secondary seating area with an exposed brick wall. Door provides direct access to the rear garden.

FIRST FLOOR

LANDING Including a useful linen cupboard housing a water cylinder. Additional store cupboard.

BEDROOM ONE 14' 9" x 8' 9" (4.5m x 2.67m) An ample double bedroom with a window to the front elevation.

BEDROOM TWO 13' 10" x 7' 8" (4.22m x 2.34m) With a window to the rear elevation providing a pleasant outlook over Victoria Grove.

BEDROOM THREE 11' 5" x 8' 2" (3.48m x 2.49m) Featuring a lovely dual aspect which offers an excellent view over the western side of Ilkley towards Middleton and providing glimpses of Ilkley Moor.

SHOWER ROOM 7' 9" x 6' 3" (2.36m x 1.91m) Comprising a walk-in shower with sliding glass doors, hand wash basin and a low suite wc. Window to the rear elevation.

OUTSIDE

INTEGRAL GARAGE 17' 1" x 8' 3" (5.21m x 2.51m) Accessed

either via the up and over door or a side door. Wall mounted gas fired central heating boiler. To the front of the garage is a driveway providing off street parking.

GARDEN To the front of the property is a lawned west-facing garden which features an elevated paved seating area and mature shrubs. To the rear of the property is an outstanding sizeable garden which wraps round the side of the property. Principally lawned, the rear and side gardens includes an abundance of mature shrubs and offers a good degree of privacy.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

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 in a westwards direction along The Grove bearing left into Grove Road at the Memorial Gardens and then immediately right into Kings Road. Follow the road as it bends round to the left and continue for approximately a quarter of a mile before turning right into Victoria Avenue. Proceed down Victoria Avenue and number 9 can be found on the right hand side just before the turning into Victoria Grove. The property will be marked by a Dale Eddison for sale board.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the extended Money Laundering Regulations





9 VICTORIA AVENUE

APPROXIMATE GROSS INTERNAL AREA = 86.2 SQ M / 928 SQ FT

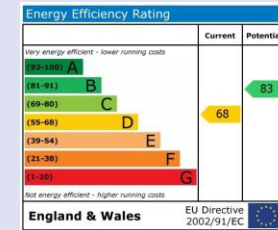
GARAGE = 13.4 SQ M / 144 SQ FT

TOTAL = 99.6 SQ M / 1072 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.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 787368)



**Dale
Eddison**

ILKLEY OFFICE

15 The Grove

Ilkley

LS29 9LW

01943 817642

ilkley@daleeddison.co.uk

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.