



**78 Tower Court, Wharfe View Road, Ilkley, LS29 8DU**  
**Asking Price Of £465,000**





A HANDSOME GRADE II LISTED FOUR BEDROOMED TERRACED HOUSE FORMING PART OF AN IMAGINATIVELY CONVERTED VICTORIAN SCHOOL, RETAINING MUCH ORIGINAL CHARACTER AND OCCUPYING A CONVENIENT CENTRAL LOCATION WITHIN A SHORT WALK OF ILKLEY TOWN CENTRE

Forming part of an interesting former school building dating from the Victorian era, this individual home provides generously proportioned accommodation retaining many original features. The property incorporates a spacious entrance hall with cloakroom, kitchen, dining area and study with mezzanine sitting area. The lower ground floor has a versatile room with useful undercroft store areas. The first floor features two bedrooms and two bathrooms, while the second floor comprises a principal bedroom featuring a rose shaped window and en suite. Externally the property includes two allocated parking spaces and an enclosed lawn garden with paved seating area. Tower Court manages to feel peaceful and secluded while still being at the heart of Ilkley.

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 with GAS FIRED CENTRAL HEATING and with approximate room sizes, comprises:

#### GROUND FLOOR

**RECEPTION HALL** 14' 8" x 5' 11" (4.47m x 1.8m) Accessed via an arched wooden door, with tiling to the floors and original mullion windows.

**CLOAKROOM** 6' 10" x 3' 1" (2.08m x 0.94m) With low suite w/c and hand wash basin. Tiling to floors.

**KITCHEN** 11' 5" x 11' 3" (3.48m x 3.43m) A range of base and wall units with wooden work surfaces, a ceramic one and a half bowl sink. Appliances include AEG double oven, Zanussi five ring gas hob with cooker hood over, plumbing for a dishwasher, space for a fridge freezer and plumbing for an automatic washing machine. Additional island unit with breakfast bar and fitted cupboards. Original mullion window to the front elevation. Under stairs storage.



**DINING AREA** A cosy yet spacious area leads to:-

**STUDY** 10' 2" x 7' 4" (3.1m x 2.24m) With exposed timber floors.

**MEZZANINE SITTING AREA** 14' 2" x 10' 7" (4.32m x 3.23m) With exposed hardwood floor and stone mullion windows.

## LOWER GROUND FLOOR

**PLAY ROOM / BEDROOM FOUR** 15' 8" x 10' 5" (4.78m x 3.18m) A versatile room currently being used as a study. Cupboard housing Baxi gas fired central heating boiler and hot water cylinder. Access to useful undercroft storage area.

## FIRST FLOOR

**LANDING** Leading to:-

**BEDROOM TWO** 14' 11" x 9' 8" Maximum (4.55m x 2.95m) A double bedroom with an impressive original rose window to the front elevation. A skylight roof window to the side elevation. Recessed wardrobe.

**EN SUITE WET ROOM** 6' 4" x 5' 1" (1.93m x 1.55m) Comprising a shower with glass screen, low suite wc and hand wash basin with cupboard beneath. Tiling to floor and part tiling to walls and a chrome heated towel rail.

**BEDROOM THREE** 10' 3" x 8' 5" (Plus Entry Recess) (3.12m x 2.57m) With fitted wardrobe and roof light window to rear elevation.

**EN SUITE SHOWER ROOM** 6' 2" x 4' 11" (1.88m x 1.5m) A white suite comprising a tiled shower cubicle with glass screen, Mira shower over, low suite wc and hand wash basin.

## SECOND FLOOR

**HALLWAY** With double fitted wardrobes. Leading to:-

**PRINCIPAL BEDROOM** 14' 6" x 10' 5" (4.42m x 3.18m) Featuring an impressive rose window and roof light window to the front elevation. An eaves hatch opens to a useful storage cupboard.

Stairs leading to:-

**EN SUITE BATHROOM** 9' 3" x 9' 0" (2.82m x 2.74m) Featuring a roll top freestanding bath with shower over. Low suite wc and a pedestal hand wash basin. Roof light window to the side elevation. Tiling to floor and part tiling to walls.

## OUTSIDE

**GARDEN** To the front of the property is a flagged patio area. To the side of the house is an enclosed lawned garden. Garden shed.

**PARKING** There is a car port and additional allocated parking space together with an outdoor storage area.

**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.

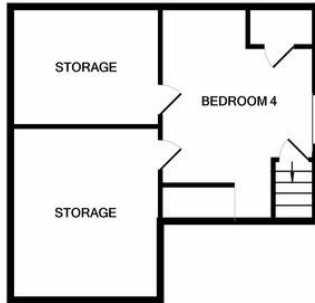
**TENURE** We understand the property to be freehold.

**LOCATION** From Dale Eddison's Ilkley office proceed down Brook Street and at the traffic lights turn right into Leeds Road. Wharfe View Road is the second turning on the Left hand side. 78 Tower Court is located immediately on the right hand side.

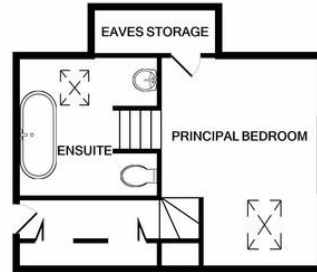
**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

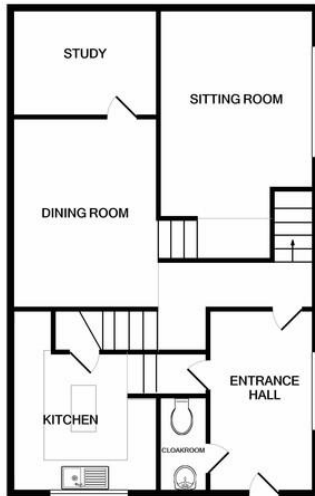




LOWER GROUND FLOOR




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>49</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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.