



North Parade, Ilkley
Asking Price Of £250,000

Dale
Eddison



7 North Parade

Ilkley

LS29 8JN

A CHARACTERFUL MID TERRACED PROPERTY PROVIDING TWO DOUBLE BEDROOMED ACCOMMODATION ARRANGED OVER THREE FLOORS, FEATURING A LOW MAINTENANCE PAVED FRONT GARDEN AND A WEST FACING REAR GARDEN

Forming part of a sought after row of terraced properties, 7 North Parade is conveniently located within a brief stroll of Ilkley town centre and railway station. The ground floor accommodation comprises a newly constructed entrance porch, spacious sitting room, dining room and a newly installed kitchen. The first and second floors feature two generous double bedrooms and a well appointed bathroom.

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, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

GROUND FLOOR
ENTRANCE PORCH Newly constructed.

SITTING ROOM 13' 11" x 13' 6" (4.24m x 4.11m) An inviting reception room featuring a laminate wood floor and contemporary electric fire. Ceiling rose and coving. Window to the front elevation. Recessed arch to each side of the chimney breast; one of which houses a fitted cupboard.



DINING ROOM 10' 4" x 7' 11" (3.15m x 2.41m) With a laminate wood floor and features a useful under stairs store cupboard with fitted drawers, co-ordinating worktop and shelving and would be suitable to house a fridge freezer. Window to the rear elevation.

KITCHEN 8' 4" x 7' 11" (2.54m x 2.41m) A newly installed Howdens kitchen comprising a good range of base and wall units with co-ordinating work surfaces and tiled splashback. Appliances include a Lamona oven with four ring ceramic hob and cooker hood over, Zanussi automatic washing machine and space for an under counter fridge or small dishwasher. Recessed spotlights. Windows to the side and rear elevations and a door to the rear.

FIRST FLOOR

LANDING 10' 7" x 5' 4" (3.23m x 1.63m) With a window to the rear elevation providing a westerly aspect having a lovely view towards Ilkley Moor.

BEDROOM ONE 12' 4" x 11' 3" (3.76m x 3.43m) A generous double bedroom including a range of fitted wardrobes with hanging rails, shelving and store cupboards over. Window to the front elevation.

BATHROOM 10' 7" x 7' 9" (3.23m x 2.36m) Smartly presented and comprising a bath, shower cubicle with sliding glass doors housing a new electric shower, hand wash basin and a low suite wc. Heated towel rail. A cupboard houses the gas fired central heating boiler. Window to the rear elevation.

SECOND FLOOR

BEDROOM TWO 14' 3" x 13' 5" (4.34m x 4.09m) A further spacious double bedroom including a recessed wardrobe with hanging rail and fitted shelving. Additional recessed store cupboard. Exposed beams. A velux window with a blackout blind provides a pleasant view of the Cow and Calf rocks and an outlook towards Askwith.

OUTSIDE To the front of the property is a low maintenance paved garden with a slate border. To the rear is a paved patio 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.

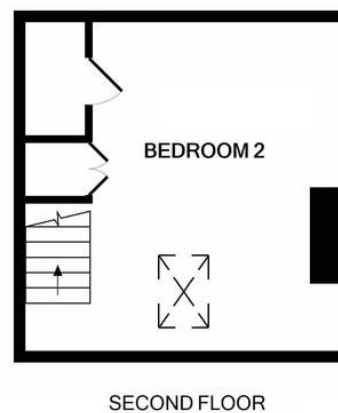
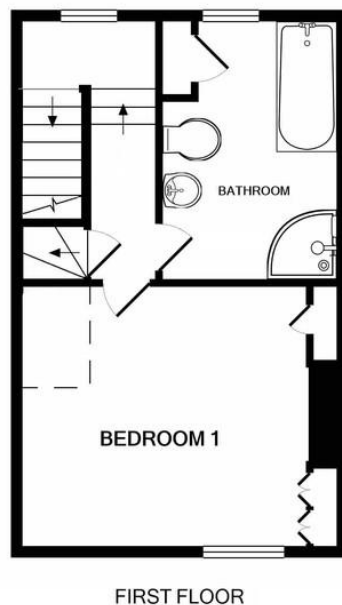
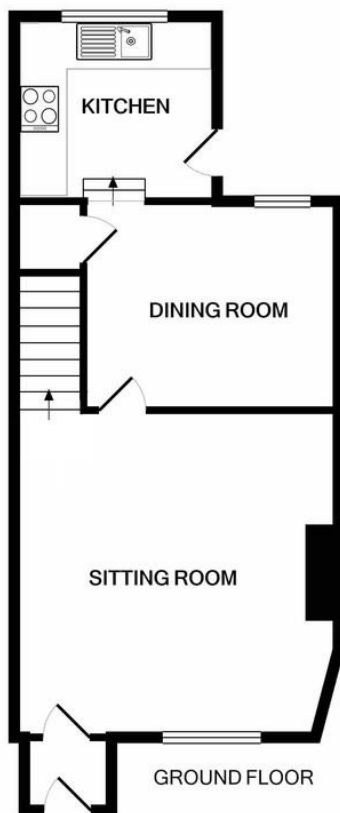
TENURE We understand the property is Freehold.

LOCATION From Dale Eddison's Ilkley office proceed down Brook Street and turn right at the traffic lights into Leeds Road. As the road bends to the left, turn right again into Little Lane. Take the third turning left into North Parade and the property can be found on the left 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.





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Approximate gross internal floor area
70 sqm/ 753.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Dale
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● 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.