



**Ash Grove, Ilkley**  
Guide Price £399,950

# 10 Ash Grove

## Ilkley LS29 8EP



A SPACIOUS FOUR BEDROOMED MID TERRACED PROPERTY LOCATED WITHIN THIS MUCH SOUGHT AFTER RESIDENTIAL DISTRICT CLOSE TO THE RIVERSIDE & PARK

An exciting opportunity to put your stamp on this desirable mid terraced property pleasantly situated within a highly regarded residential district close to the riverside yet a short drive from the town centre. The property is now in need of full modernisation and offers an excellent opportunity to design and create your dream family home. The accommodation briefly comprises; entrance hall, sitting room, dining kitchen, two basement rooms with potential to create additional living space, four bedrooms and house bathroom. Garden area to the front and south facing courtyard to the rear. Early viewing essential to fully appreciate the potential of this family home. Available to view from 13th May.



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 part GAS FIRED CENTRAL HEATING and with approximate room sizes comprises;

## TO THE GROUND FLOOR

**ENTRANCE HALL** Staircase leading off.

**SITTING ROOM** 14' 6" x 13' 3" (4.42m x 4.04m) A good sized reception room with pine fireplace having marble inset and hearth with fitted gas fire. Ceiling cornice. Window to the front elevation.

**DINING KITCHEN** 16' 5" x 8' 8" (5m x 2.64m) Range of fitted units with stainless steel sink. Door and window to the rear courtyard. Door with steps leading down to;

## BASEMENT

**ROOM ONE** 14' 9" x 13' 6" (4.5m x 4.11m) Lots of potential to create extra living space if required. Wall mounted Worcester boiler.

**ROOM TWO** 16' 6" x 8' 9" (5.03m x 2.67m) Window to the rear elevation.

## TO THE FIRST FLOOR

**LANDING** With staircase off to the second floor.

**BEDROOM ONE** 14' 9" to wardrobe front" x 11' 1" max" (4.5m x 3.38m) Window to the front elevation. Boxed in fireplace. Recessed fitted wardrobe with sliding doors.

**BEDROOM TWO** 12' 10" x 8' 7" (3.91m x 2.62m) Window to the rear elevation.

**BATHROOM** Currently used as a shower room comprising low flush wc, wash hand basin and shower cubicle. Window to the rear elevation.

## TO THE SECOND FLOOR

**BEDROOM THREE** 16' 5" x 11' 1" (5m x 3.38m) Window with views to the front elevation. Boxed in fireplace.

**BEDROOM FOUR** 16' 5" x 12' 11" (5m x 3.94m) Window to the rear elevation.

**OUTSIDE** Garden to the front with raised bed. To the rear enclosed south facing courtyard with garden shed.

## VIEWING ARRANGEMENTS

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

Please be aware that we reserve the right to request that PPE 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.

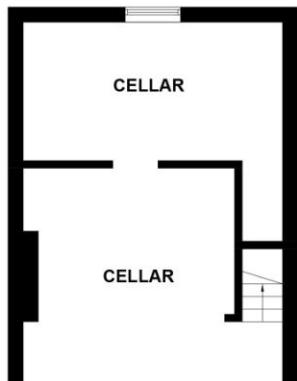
**TENURE** We understand the property is Freehold.

**LOCATION** From our offices on The Grove proceed down Brook Street. At the traffic lights turn right onto Leeds Road. Proceed through the next set of traffic lights turning left into Bath Street. Ash Grove can then be found on the right hand side. Number 10 is then on your right identified by our company's For Sale board.

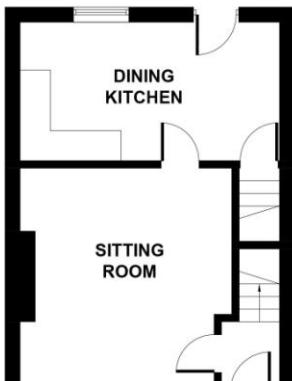
**MONEY LAUNDERING, TERRORIST FINANCING & TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed 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** Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.

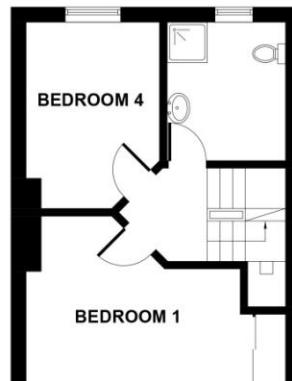




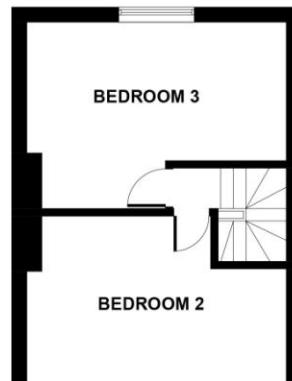
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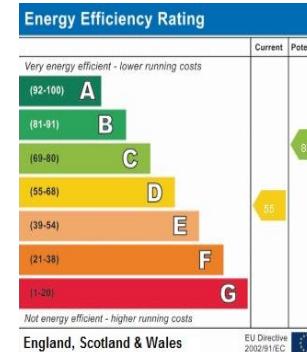
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## ASH GROVE, LS29

Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft

Cellar = 37.1 sq m / 399 sq ft

Total = 148.6 sq m / 1599 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 852565)



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.

### ILKLEY OFFICE

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