



Guide Price £290,000

- Three bedroom home
- Spacious accommodation arranged over two floors
- Enclosed low maintenance rear garden
- Popular residential area
- Only a short walk to Ilkley town centre

7 Gordon Street, Ilkley

Enjoying a convenient location in this popular residential area just half a mile from Ilkley town centre, is this spacious three bedroom property with enclosed rear garden.

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7 Gordon Street, Ilkley, West Yorkshire, LS29 8JW

Skipton 10.5 miles, Harrogate 16.5 miles, Leeds 17.5 miles
(all distances approximate)

General Remarks

Located in this popular residential area only a short walk from Ashlands Primary School, riverside walks and the amenities found within the town centre is this spacious family home with accommodation planned over two floors.

The accommodation in brief includes to the ground floor, an entrance hall that opens to a dual aspect living room with wood burner and space for a dining area. The kitchen is found to the rear of the property with a range of fitted wall and base units, space for a dining area, a useful storage cupboard and access to the rear garden. The kitchen leads to a separate utility room with understairs storage space.

To the first floor are two double bedrooms, with the principal bedroom having a built-in wardrobe, a further single bedroom, and a tiled house bathroom. There is a useful storage cupboard on the landing and the property also benefits from a partially boarded loft with power and drop-down ladder.

Externally, at the property's front is an enclosed, southerly facing courtyard style garden and to the rear is a generous, low

maintenance garden with raised decking area providing ample outdoor seating space.

Gordon Street is approximately half a mile from Ilkley town centre and there are some pleasant riverside walks to be enjoyed beyond Leeds Road which lead to the Middleton 'bluebell' woods and Ilkley's riverside parks. Ilkley town centre provides a wide range of shops, restaurants, cafes, supermarkets and general amenities. The town has popular schools for all ages and a very wide range of sporting, recreational facilities and cultural events. Ilkley is considered an ideal base in the Wharfe valley countryside for commuters to Leeds and Bradford with regular rail services available from Ilkley, along with buses to surrounding towns. There are some splendid walks to be enjoyed and the Yorkshire Dales National Park is less than 6 miles away.

Directions

From our office in the centre of town proceed to the main traffic lights and turn right onto Leeds Road. Continue ahead and bear right onto Little Lane. Take the second turning on the right turn into Gordon Street where the property will be found on the left hand side.

What3words: squad.rods.juicy

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

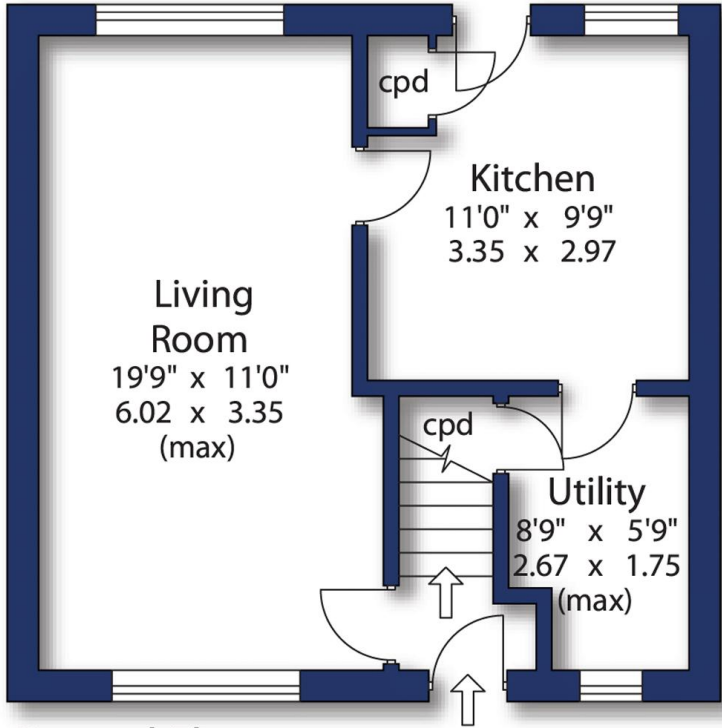
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

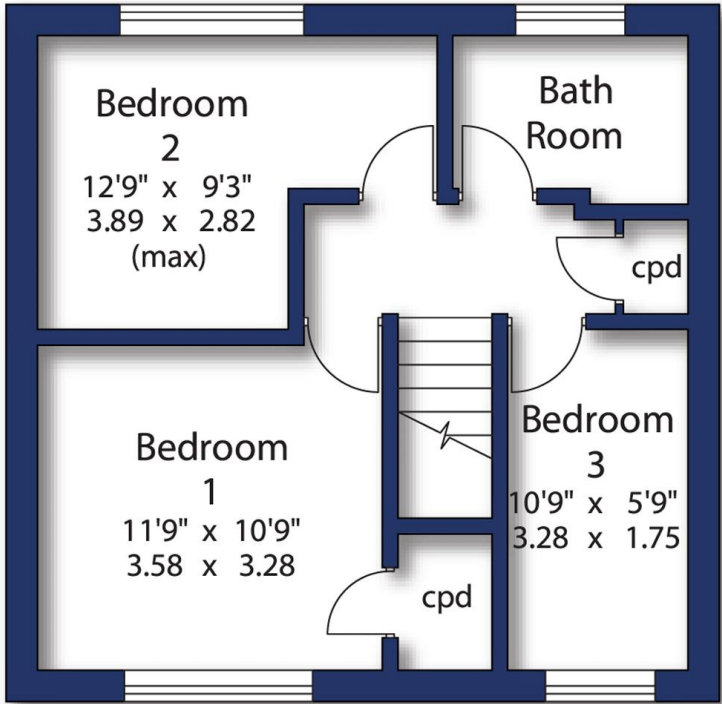
Dacres Ref: ILK260103



Floorplans

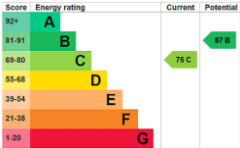


Ground Floor



First Floor

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