



17 Leamington Terrace, Ilkley

An exceptional four bedroom, character stone-built terraced house, extensively modernised in 2022 and with a westerly facing courtyard garden. Located in this much-sought after and convenient location, only a few minutes from riverside walks and within a short distance of Ilkley town centre with its wide range of amenities and transport links.

Guide Price £350,000

- Character stone-built terraced home
- Extensively modernised in 2022
- Four bedrooms
- Ideal family home
- Fully boarded and insulated loft with ladders
- Westerly facing courtyard garden
- Sought after location close to riverside walks
- Convenient for town centre amenities

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17 Leamington Terrace, Ilkley, West Yorkshire, LS29 8EJ

Skipton 10 miles, Harrogate 16 miles, Leeds 16 miles
(all distances approximate)

General remarks

Located in this popular residential location is this immaculately appointed and highly desirable, stone-built character property which, unlike many of the surrounding properties, now offers accommodation planned over three floors. The accommodation to the ground floor includes

an entrance vestibule, generous sitting room featuring bespoke, built-in television unit, half-window plantation-style shutters, herringbone flooring, and feature fireplace with stone hearth and wood-burning stove. The sitting room leads to a modern fitted dining kitchen, also with herringbone flooring, and access to the rear garden and stairs leading down to a bedroom, which would make an ideal playroom or study. To the first floor are three bedrooms, two of which are doubles and with built-in storage, and a luxury house bathroom. There is also a fully boarded and insulated loft with ladders. To the outside, there is a small manageable garden to the front, whilst to the rear there is a very pleasant, enclosed, paved courtyard garden enjoying a westerly aspect.

Leamington Road forms part of a popular neighbourhood of Victorian housing situated just off Leeds Road, close to a

network of riverside paths that lead to Ilkley's parks and recreation grounds and Middleton Woods. Booths supermarket and Ashlands Primary School are also nearby and the town centre, with its wide range of shops, cafes, restaurants and general amenities is readily accessible.

Ilkley has popular schools for all ages and a very wide range of sporting and recreational facilities and cultural events. There are pleasant walks to be enjoyed through the countryside, woodland and moorland surrounding Ilkley and the Yorkshire Dales National Park is less than 6 miles distant. Indeed, Ilkley is considered to be an ideal base in the Wharfe valley countryside for commuters to Leeds/Bradford city centres to which regular rail services are available from Ilkley station along with buses to surrounding towns.

Directions

From the traffic lights in Ilkley town centre on the A65 proceed in an easterly direction along Leeds Road and continue past Booths supermarket on the right hand side. Continue past Bath Street, Ash Street and Leamington Road and then turn left into Leamington Terrace before the pedestrian crossing. The property is located on the left hand side.

What3words: commands.grins.acclaim

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating supplemented by wood-burning stove.
- 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.

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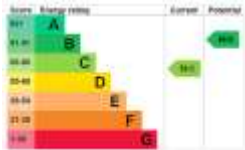
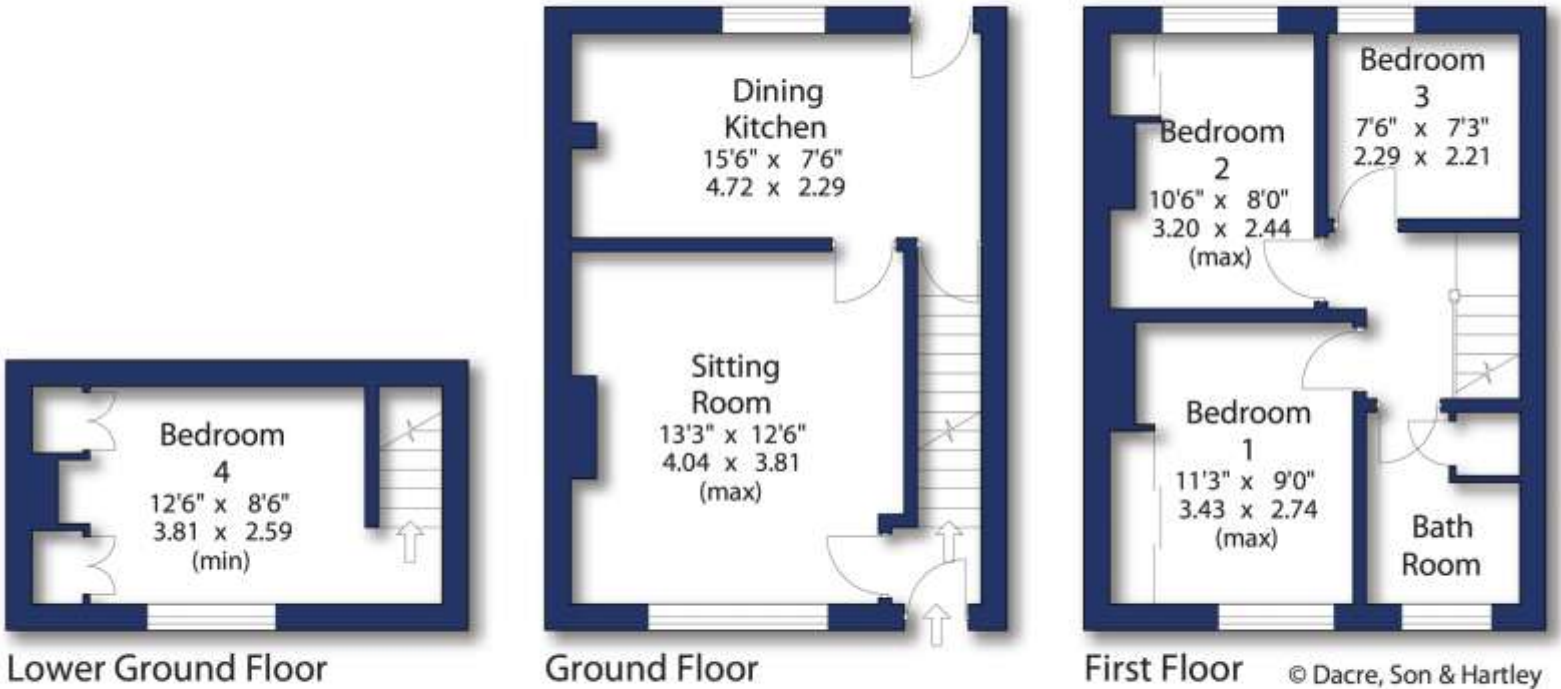
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Floorplans



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