



- Modern Town House
- Four Bedrooms
- Sitting Room
- Dining Kitchen

2 Elim Court, Wharfe View Road, Ilkley, LS29 8DY

A well presented Town House offering spacious living accommodation over three floors also having lawned garden with patio, integral Garage and off street parking.



£1,395 pcm



The property, with gas fired central heating, double glazing and with approximate room sizes comprises :

GROUND FLOOR

ENTRANCE HALL

20' 4" x 6' 4 (max)" (6.2m x 1.93m) With laminate flooring and radiator.

UTILITY

This area is located just off the hallway with an extractor fan and plumbing for washing machine.

CLOAKROOM

Fitted with a low suite w.c. and basin. Extractor fan, heated towel rail and laminate flooring.

BEDROOM FOUR/PLAYROOM

16' 4" x 13' 1" (4.98m x 3.99m) Lovely room with French doors opening out onto the rear patio area, radiator, television point, telephone point and built-in cupboards.

FIRST FLOOR

LANDING

With radiator also has window to the front elevation.

SITTING ROOM

16' 3" x 16' 0" (4.95m x 4.88m) Good sized sitting room with contemporary gas fire set in attractive surround, radiator, wall lights, television point, telephone point, window to the rear elevation and French doors opening to balcony which overlooks the rear garden and beyond.





DINING KITCHEN

23' 0" x 9' 5" (7.01m x 2.87m) Fitted with a modern range of base and wall units having complementary quartz work surfaces and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven with five ring gas hob, cooker hood and dishwasher. Radiator, television point, laminate flooring and window to the front elevation.

SECOND FLOOR

LANDING

With radiator.

BEDROOM TWO

15' 11" x 9' 5" (4.85m x 2.87m) With television point, telephone point and radiator. Window to the rear elevation.

EN-SUITE SHOWER ROOM

5' 11" x 5' 8" (1.8m x 1.73m) Fitted with a modern white suite comprising shower enclosure quadrant doors, wash basin with vanity unit and low suite w.c. Extractor fan and heated chrome towel rail. Velux window.

BEDROOM THREE

16' 11" x 9' 5" (5.16m x 2.87m) With radiator, television point and telephone point. Window to the front elevation.

HOUSE BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m) Fitted with a modern white suite comprising panelled p shaped bath with shower over, wash basin and low suite w.c. Heated towel rail, extractor fan and shaver point.



STUDY AREA

16' 0" x 6' 5" (4.88m x 1.96m) With wall lights and radiator.
Window to rear elevation.

THIRD FLOOR

MASTER BEDROOM

16' 3" x 15' 3" (4.95m x 4.65m) With radiator, television point, telephone point, built in wardrobe and Velux window.

EN-SUITE SHOWER ROOM

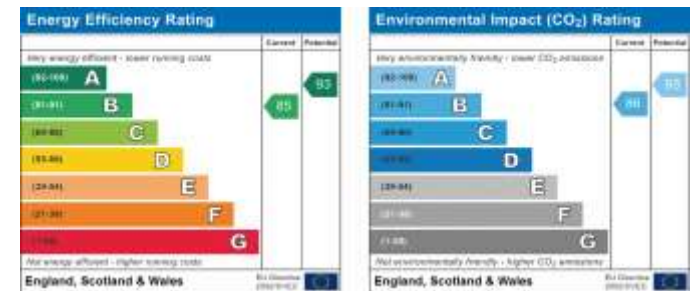
7' 6" x 7' 1" (2.29m x 2.16m) With shower cubicle, wash basin and low suite w.c. Heated towel rail, shaver point and extractor fan.

GARDENS

The property has a lawned garden to the rear with paved patio area.

GARAGE

There is a blocked paved driveway to the front leading to an integral carraae with light and power.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements