

- **Modern semi-detached house**
- **Open aspect to the front**
- **Driveway and good size gardens**
- **Central heating and partial double glazing**
- **Requires cosmetic improvement**
- **Potential for owner occupation, resale or investment**

Ground Floor

Reception Hall

Under Stairs Store

Sitting Room 3.42m x 4.77m with open aspect

Dining Room 3.02m x 2.64m

Kitchen 2.55m x 3.01m with a range of units and appliances

First Floor

Landing

Front Bedroom One 3.43m x 4.91m with a range of built-in wardrobes and open aspect to the front

Rear Bedroom Two 3.14m x 2.04m

Front Bedroom Three 1.83m x 2.72m with built-in bed and enjoying the views to the front

Bathroom / WC 2.11m x 2.17m with corner bath and shower

Outside

The property occupies a good size plot

Front garden and driveway

Tiered garden with timber garden store, patio and aluminium frame greenhouse

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

Call at the property Tuesdays 9th, 16th & 23rd January at 10am prompt. Thursdays 11th, 18th & 25th January at 10am prompt

SOLICITORS Wilsons Solicitors 20 The Grove Ilkley LS29 9EG

