



2 Trafalgar Road, Ilkley
£1,300 Per month

AVAILABLE NOW- FULLY REFURBISHED - THREE DOUBLE BEDROOMS - IDEAL LOCATION IN ILKLEY CENTRE - CLOSE TO SHOPS/CAFES/EATERIES - EASY ACCESS TO HARROGATE/LEEDS/YORK VIA TRAIN - FRONT & REAR COURTYARD GARDEN - OFF STREET PARKING

This recently refurbished three bedroom through terrace in central Ilkley is conveniently located close to the numerous shops, restaurants and bars that Ilkley has to offer. The train station is only a short distance away providing excellent transport links to Leeds, Bradford, York and beyond.

This spacious property has been thoughtfully renovated to a high standard briefly comprising of entrance hall, spacious living room with an abundance of natural light, open plan breakfast kitchen with integrated appliances including a dishwasher, fridge/freezer, oven and hob. There is also a separate utility room.

To the first floor are two double bedrooms with plenty of space. The bathroom is tastefully presented with both bath and shower facilities.

To the top floor is a spacious primary bedroom providing a large versatile space.

Outside to the front is a small paved garden with an off street parking bay for a single car. To the rear is a paved cottage style garden with borders.

Further on street parking is available with permits available from Bradford City Council.

COUNCIL TAX BAND
BAND C

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING
TBC

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

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

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

PARKING

The parking at the property is 1 off street driveway & further on street (permit required) parking

PROPERTY CONSTRUCTION

The property is Standard Construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



SALES & LETTINGS

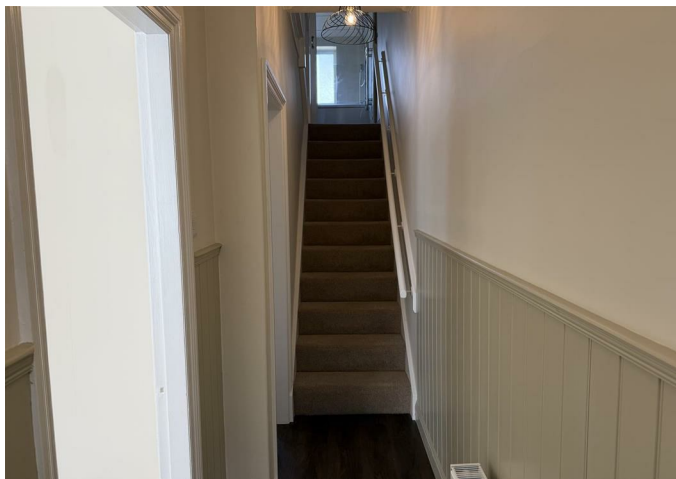


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VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 