

# Harrison Robinson

Estate Agents



**45 Nelson Road, Ilkley, LS29 8HN**

**Guide Price £375,000**



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## GROUND FLOOR

### Entrance Porch

A smart, uPVC entrance porch with practical matting to the floor is the ideal spot to kick off shoes and boots after a walk in the countryside. Space for hanging coats. A half glazed timber door with decorative panes opens into the lounge.

### Lounge

13'11" x 13'0" (4.25 x 3.97)

A spacious and welcoming lounge with log burning stove set on a stone hearth with exposed brickwork and original timber lintel over is a fabulous focal feature to this room. Cupboard and shelving to one alcove, lovely feature arch to the other. Solid wood flooring, traditional style radiator, dado rail and ceiling rose all add to the character feel of this charming room. A double glazed window to the front elevation with plantation shutters allows natural light to flood in.

### Dining Kitchen

10'0" x 9'6" (3.06 x 2.92)

A lovely, well presented breakfast kitchen with a range of cream, solid wood cabinetry with stainless steel handles, complementary, grey worksurfaces and tiling to splashbacks. Incorporating a slimline dishwasher, electric oven with five ring gas hob and stainless steel extractor over and undercounter fridge.. A large stainless steel sink with chrome mixer tap sits beneath a tall, double glazed window looking out to the rear garden. Slate floor tiling, radiator, ceiling light. Open to a most useful under stairs, pantry style area, perfect for storage. A half glazed, timber, stable door leads out to the rear garden. There is space for a small dining table making this a most sociable room.

## FIRST FLOOR

### Landing

A painted timber staircase with dado rail and handrail leads to the first floor of the property. A tall, double glazed window to the rear allows ample, natural light and enjoys a view over the garden. Carpeted flooring, radiator. Doors open into the four-piece house bathroom, spacious double bedroom and the staircase leading to the second floor of the property.

### Bedroom One

13'5" x 12'11" (4.11 x 3.96)

A beautiful presented, large double bedroom to the front of the property with exposed floorboards, radiator and large, double glazed window with plantation shutters enjoying views up to Ilkley Moor. Fitted wardrobes provide excellent storage. A picture rail adds to the character feel. Recessed, additional, under stairs storage.

### Bathroom

11'5" x 6'11" (3.50 x 2.13)

A good sized, four-piece house bathroom with low-level W.C., traditional style pedestal handbasin with chrome taps and clawfoot bath with telephone style shower attachment and traditional style mixer tap. Separate, corner shower cubicle with thermostatic shower, curved, glazed screens and slate effect

boarding to walls. Chrome, ladder style, heated towel rail, downlighting. Obscure, double glazed window with attractive plantation shutters to rear. Laminate flooring, white Metro tiling to splashback and one wall.

## SECOND FLOOR

### Landing

A wooden staircase leads to a small landing area, where doors open into two further bedrooms. Carpeted flooring, downlighting, recessed cupboard.

### Bedroom Two

15'11" x 12'11" (4.87 x 3.96)

A large double bedroom to the rear of the property with carpeted flooring, traditional style radiator and two Veluxes with fitted blinds, allowing natural light. Recessed wardrobe, a large exposed beam adds to the character of this lovely room.

### Bedroom Three

11'10" x 10'1" (3.63 x 3.09)

A spacious single bedroom / small double bedroom to the front of the property with carpeted flooring, traditional style radiator and large, double glazed windows enjoying a fabulous view across Ilkley Moor and to the Wharfe Valley countryside beyond.

## OUTSIDE

### Garden

The property benefits, unusually, from a good sized, level, lawned garden with paved patio area with space for outdoor furniture, ideal for al fresco dining and relaxing.

### Garden Room

A good sized, fully insulated garden room with double glazed French doors and side windows, laminate flooring, electricity and downlighting. Broadband is available to this room making it the ideal home office / gym.

### Utility Room

4'9" x 4'4" (1.45 x 1.34)

A stone built store, with two sections, one providing excellent storage and the other with electricity and space and plumbing for a washing machine and additional appliance is a useful addition.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to this property.

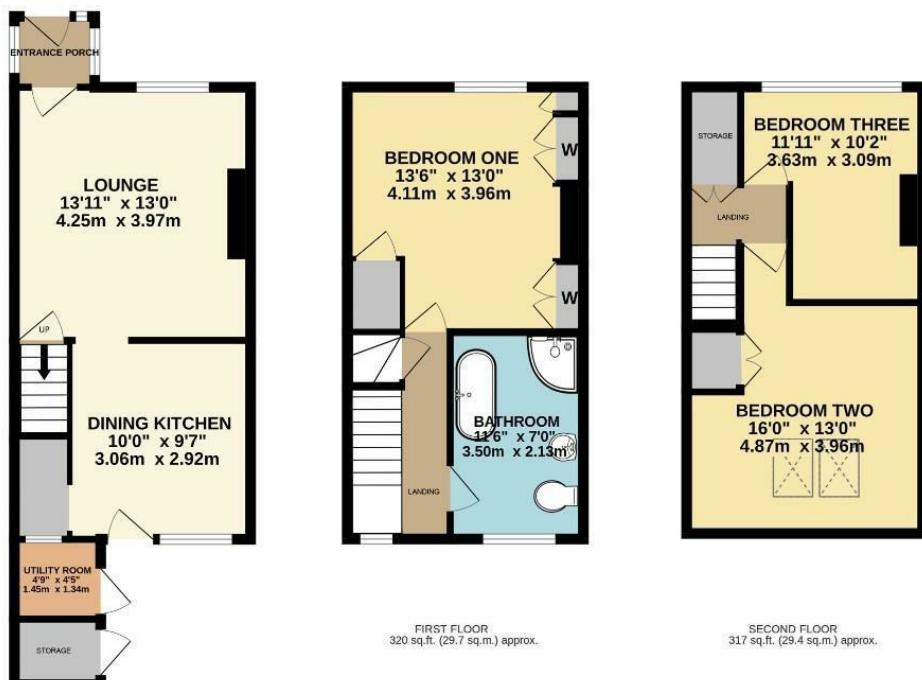
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- **\*\*\*No Onward Chain\*\*\***
- Three Bedroom Mid Terraced House
- Spacious Lounge With Log Burning Stove
- Good Sized Lawned Garden
- Newly Erected Garden Room With Broadband And Power
- Well Presented Breakfast Kitchen
- Spacious Master Bedroom With Fitted Wardrobes
- Large Four Piece House Bathroom
- Convenient Central Ilkley Location Within Walking Distance Of Train Station And Schools
- Council Tax Band C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA INCLUDING GARDEN ROOM 1119 SQ.FT. (104.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

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