Harrison Robinson

Estate Agents

10 Stansfield Close, Ilkley, LS29 8FF

£415,000

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GROUND FLOOR

Entrance Hall

A composite door with glazed panels opens into a spacious hallway with driftwood effect laminate flooring. Ideal for kicking off muddy shoes and boots after a long walk in the surrounding countryside or greeting friends and family. Radiator, alarm pad and smoke alarm. Room for an item of furniture.

Dining Kitchen

15'5" x 12'5" (4.7 x 3.8)

A lovely spacious dining kitchen, fitted with a smart, contemporary range of pale grey units with soft white Corian worksurfaces over, incorporating a stainless-steel sink with mixer-tap over, sitting under a window with views to the front elevation. Integrated appliances include an eye-level stainless-steel oven with grill, a black induction hob with stainless-steel splashback and stainless-steel chimney extractor. Fridge/Freezer, dishwasher and washing machine. A cupboard houses the central heating boiler. There is ample space for a family dining table, one can imagine many happy times entertaining friends and family here. Downlighting, radiator and black slate effect laminate flooring. Door into useful under stairs storage cupboard housing the consumer unit. A half-glazed door leads into:

Lounge

16'0" x 11'1" (4.9 x 3.4)

A bright and airy sitting room, light floods in through the East facing Upvc double glazed French doors which lead out into the private landscaped rear garden. Laminate flooring, radiator, two ceiling lights, wall mounted central heating controls. On a summer's day with the patio doors open, this is the perfect spot to sit and relax or unwind after a hard day's work. There is a lovely sense of peace and calm and one could imagine many happy times here.

WC Shower Room

A most useful shower room with wet room style shower, electric wall shower, low level W.C. and pedestal handbasin with tiled splashback. Sealed vinyl flooring, a double-glazed window with obscure glazing allows the light to flood in. Downlighting, extractor fan.

FIRST FLOOR

Landing

A wide carpeted staircase with handrail leads from the hallway to the first-floor landing which has great ceiling height adding to the sense of space, two ceiling lights, radiator and carpeted flooring. The current owners have created a lovely, reading/study corner with stylish, fitted bench seating incorporating storage and shelving for books with useful fitted cupboards above. Loft hatch with pull down ladder to a part boarded, spacious loft. White, open balustrade. Door into:

Master Bedroom

13'9" x 8'10" (4.2 x 2.7)

This double bedroom to the rear elevation is a great size and there is ample room for a number of items of furniture. Fabulous long-distance views beyond the open playing field through the large double glazed Upvc window, oak effect laminate flooring, radiator, central light. Once again, the high ceiling adds to the sense of space.

Bedroom Two

12'9" x 9'2" (3.9 x 2.8)

A further good-sized double bedroom with double-glazed Upvc window to the front elevation with radiator under. Oak effect laminate flooring and high ceiling.

Bedroom Three

11'5" x 6'10" (3.5 x 2.1)

A spacious single bedroom with Velux window with fitted blind and full-length double-glazed window to the side with fitted slatted blind, allowing natural light to flood in. Oak effect laminate flooring, radiator. Currently serving as a home office, this would work equally well as a bedroom or snug for teenagers.

Bathroom

A newly fitted, beautifully appointed, contemporary house bathroom with white 3 piece suite including a low-level w/c, a vanity wash handbasin with monobloc tap and panel bath with glass shower screen with mains drench shower over with separate hand held shower attachment. Smart, tile effect, complementary, vinyl flooring, neutral wall tiling around the bath and shower, double glazed window with obscure glass to the rear of the property, downlighting, extractor fan and ladder towel radiator. A matching mirrored wall cabinet provides useful storage. Fitted cupboard with useful shelving for linen and towels.

OUTSIDE

Garden

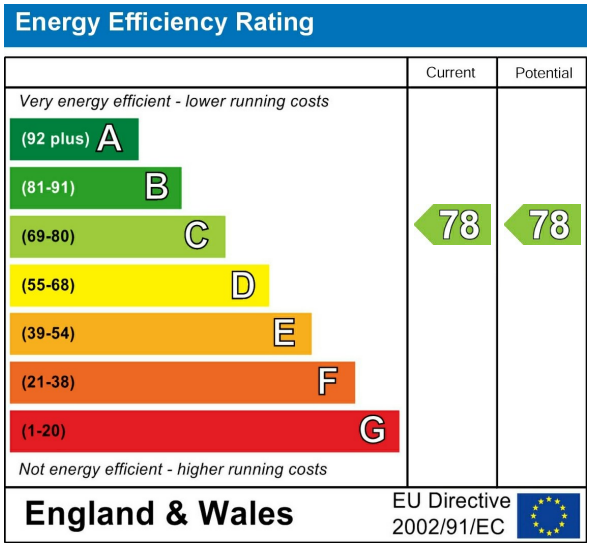
To the front, a low maintenance area with smart block paved driveway with parking for one car. Paved path to the composite front door, attractive pebbled areas. Wooden storage shed with room for bikes and outdoor equipment and additional enclosed area for bins. Raised stone-built garden bed, ideal for planting shrubs and flowers. Outside security light. To the rear, a wonderful private cottage style landscaped garden with lovely patio area with ample room for a patio table and chairs, circular area of astro-turf with stone edging, borders with flowering plants and shrubs, raised bed with attractive wooden edging, smart fencing to three sides maintains a good degree of privacy and security. Garden shed to house all the family's paraphernalia. This is a wonderful spot in which to relax and enjoy the peace and quiet with a glass of wine or to read a good book with a cup of tea!

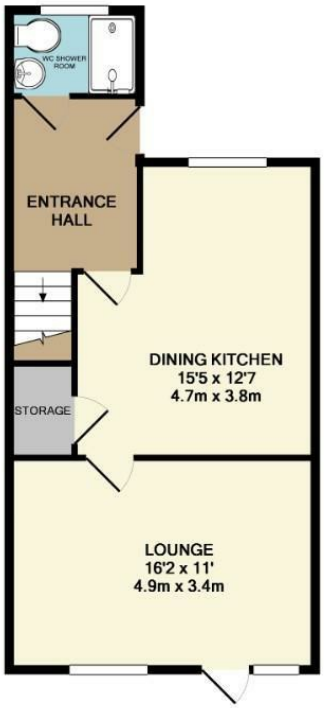
UTILITIES & SERVICES

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.

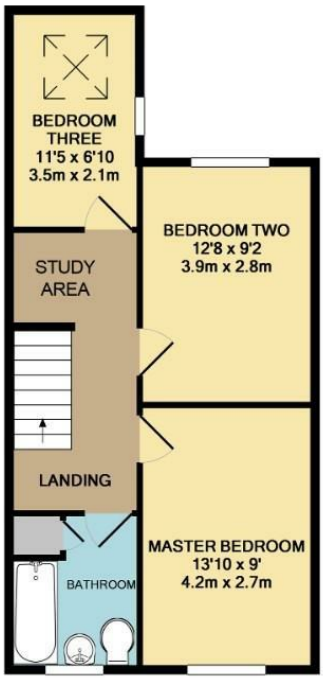
Tel: 01943 968 086

- Three Bedroom Townhouse
- Contemporary Dining Kitchen
- Sitting Room With French Doors To Garden
- Newly Installed Beautiful Bathroom
- Lovely Reading/Study Corner With Fitted Seating & Storage
- Delightful Landscaped Garden & Countryside Views
- Highly Efficient Property
- Block Paved Driveway Parking
- Close Walking Distance To Local Amenities Including Train Station
- Council Tax Band D





GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

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TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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