

# Harrison Robinson

Estate Agents



**15 St James Road, Ilkley, LS29 9PY**

**£725,000**



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## GROUND FLOOR

### Entrance Hall

A smartly presented, solid timber half glazed door with two opaque glazed panels and multi paned transom light over opens into a bright and welcoming entrance hall with room for an item of furniture or to hang coats. Deep cornicing and a dado rail enhance the characterful feel. The original staircase with spindle balustrade leads to the first floor. Carpeting and radiator.

### Lounge

15'1" x 12'9" (4.62 x 3.91)

A lovely lounge of wonderful proportions with large bay window with timber framed, double-glazed windows allows the natural light to flood in. Deep cornicing, a ceiling rose and picture rail enhance the characterful feel. A charming fireplace with tiled slips, open fire and beautiful, original, tiled hearth is an attractive, focal feature. Carpeted flooring, radiator and TV point.

### Dining Room

15'4" x 10'3" (4.68 x 3.14)

A spacious dining room, which is open into the kitchen, conducive to entertaining or keeping an eye on younger children. Stripped floorboards, deep cornicing and radiator. A charming fireplace with timber fire surround and tiled hearth houses a gas fire. Original, fitted cupboards to one alcove cater generously for storage and enhance the charm and character of this delightful, south facing reception room. Light floods in through a large, original, sash window.

### Kitchen

11'8" x 8'4" (3.56 x 2.56)

Fitted with pine fronted base and wall units with complementary laminate worksurface over and tiled splashback. A corner one and a half bowl composite sink with drainer is perfectly positioned to enjoy the lovely view through the south facing sash window. Integrated appliances include an electric oven with four ring gas hob and chimney hood and extractor over, a Bosch dishwasher and an under counter fridge. Attractive, Amtico flooring and downlighting. A half-glazed door with transom light over leads into:

### Rear Porch

A beautiful, good sized, stone built porch - an ideal entrance when returning from a muddy dog walk with practical, stone floor and ample room for a seating bench and storage for shoes and boots. Large, solid timber framed, double-glazed windows and a half glazed door with double-glazed panels allow the natural light to flood in.

## BASEMENT LEVEL

### Cellar

12'1" x 5'7" (3.70 x 1.72)

Stone steps lead down to a most useful cellar housing the Worcester Bosch central heating boiler, only two years old. Fitted units provide storage and there is space and plumbing for a washing machine and space for a tumble drier and a fridge/freezer. Creel for drying clothes.

## FIRST FLOOR

### Landing

A return original, carpeted staircase with timber balustrade leads up to the first floor landing. Doors open into three bedrooms, two being generous doubles, and the traditional style house bathroom. A door opens to a staircase leading to the second floor bedroom.

### Bedroom One

15'4" x 12'4" (4.69 x 3.78)

A very spacious, double bedroom to the rear of the house with sash window enjoying a

southerly aspect over the rear garden. A cast iron fireplace with tiled hearth is a lovely, focal point. Stripped flooring, cornicing, picture rail and radiator.

### Bedroom Two

12'10" x 12'4" (3.93 x 3.78)

A further, good sized double bedroom to the front of the property, again with a sash window allowing plenty of light to flood in. Cornicing, carpeted flooring, TV point and radiator. Useful shelving to one alcove.

### Bedroom Five

8'3" x 6'3" (2.53 x 1.92)

A single bedroom to the front elevation with sash window, carpeted flooring and radiator. This makes an ideal home office or baby's nursery.

### Bathroom

A traditional style house bathroom with low level w/c, pedestal hand basin with traditional style taps, panel bath with traditional style mixer tap and hand held shower attachment. Wall mounted towel radiator. Fully tiled in attractive, mosaic style with complementary flooring. Sash window with opaque glazing.

## SECOND FLOOR

### Landing

Carpeted landing with loft hatch. Access to two double bedrooms, supported by a shower room and a most useful box room, ideal for easily accessible storage.

### Bedroom Three

12'11" x 11'6" (3.96 x 3.52)

A good sized, double bedroom to the rear, south facing elevation. Velux window with fitted black out blind, under eaves storage, carpeting and radiator.

### Bedroom Four

10'7" x 10'2" (3.25 x 3.12)

Yet another double bedroom to the front of the property with Velux window, carpeting and radiator.

### WC Shower Room

A modern shower room comprising of a shower cubicle with glazed screen, a vanity washbasin and a concealed cistern w/c. Fully tiled to the walls with complementary floor tiling, downlighting and under eaves storage. Chrome, ladder, towel radiator and fitted wall mirror. A Velux window affords ample natural light.

### Storage

A useful box room with Velux window and radiator.

## OUTSIDE

### Gardens

Outside the property enjoys an elevated position and is well set back from the road with a low maintenance, paved fore garden with attractive shrubs and bushes bound by wrought iron railings whilst to the rear one finds a good sized, south facing garden with a sizeable, paved area, perfect for al-fresco dining and entertaining. Privacy is maintained by fencing and well-tended bushes.

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Broadband is shown to be available to this property.

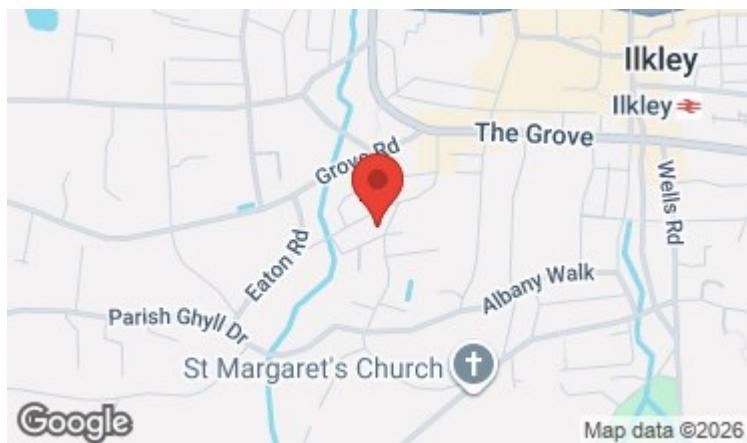
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Five Bedroom Characterful Mid Terraced Property
- Delightful Sitting Room With Bay Window & Open Fire
- Dining Room With Feature Fireplace Open Into Kitchen
- Four Double Bedrooms & Two Bathrooms
- Charming Entrance Porch
- Useful Cellar With Utility Area
- Good Sized South Facing Garden
- Highly Sought After Location
- Walking Distance To Central Ilkley, Excellent Schools & Train Station
- Council Tax Band E

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	
(69-80) C	73	
(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	



BASEMENT LEVEL  
166 sq.ft. (15.4 sq.m.) approx.

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

FIRST FLOOR  
518 sq.ft. (48.2 sq.m.) approx.

SECOND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

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TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

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 only 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.

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