

Harrison Robinson

Estate Agents



33 Richmond Place, Ilkley, LS29 8TJ

Guide Price £565,000

 4  1  2  D



33 Richmond Place, Ilkley, LS29 8TJ

Guide Price £565,000



GROUND FLOOR

Entrance Porch

A smart, composite entrance door with decorative glazed panes and transom light opens into an entrance porch with attractive floor tiling, high ceiling and obscure glazed door leading into the entrance hall.

Reception Hall

A spacious and most welcoming entrance hall, ideal to greet family and friends, with carpeted flooring, radiator, high ceilings with ceiling rose and sash window to the rear. Original doors open into a generous sitting room to the front elevation and second reception room to the rear, a return carpeted staircase leads to the upper floors of the property.

Sitting Room

16'11" x 13'10" (5.17 x 4.24)

A beautiful, spacious room with bay window with large sash windows allowing a good amount of natural light and affording long distance views. Original features include deep skirtings, picture rail, coving and ceiling rose, also a beautiful fireplace with stone hearth, original timber surround and mantelpiece housing a log burning stove. Floorboards, two radiators, ample room for comfortable furniture.

Family Room

14'0" x 11'11" (4.27 x 3.65)

A second, good sized reception room to the rear of the house with carpeted flooring, radiator and tall windows. Open fireplace with timber surround, slate hearth and attractive tiled slips, ample room for comfortable furniture, wall shelving to both alcoves. This room is most flexible in use and could be a formal dining room, playroom, study or snug.

LOWER GROUND FLOOR

Hall

Stone steps with timber handrail lead down to the lower ground floor of the property, where there is a small hall with tiled flooring and radiator with a useful deep storage room off and door into delightful dining kitchen.

Living Dining Kitchen

31'3" x 11'8" (9.55 x 3.56)

A generously proportioned room which has a light and airy feel courtesy of a double glazed window to the rear and double glazed patio door to the front of the property, attractive tiled flooring and two radiators. The kitchen is fitted with a wide range of Shaker style cabinetry with stainless steel handles, granite worksurfaces and attractive tiling to splashbacks. Appliances include dishwasher, washing machine, range cooker with five ring gas hob in a tiled chimney breast with extractor over and space for a tall fridge freezer. Slate floor tiles, recessed ceiling lights, a large, double Belfast sink and drainer with traditional style chrome mixer tap. Open to a well presented dining area, again, with a beautiful fireplace with painted stone lintels housing an attractive log burning stove, travertine stone flooring. A double glazed, uPVC door leads outside, where one finds an external store and stone steps leading up to the pavement and to the alleyway giving access to the rear garden. This is a most sociable space, ideal for entertaining, with room for a large family dining table. A part glazed, timber door leads out to the rear garden bringing the outside in in warmer weather.

Cloakroom / W.C.

With low-level W.C. and corner, wall hung handbasin with chrome taps and tiled splashback. Floor tiling, wall light.

FIRST FLOOR

Landing

A return, carpeted staircase with original timber balustrading leads to the first floor of the property, where doors open into two generous double bedrooms, both enjoying wonderful views, and the spacious house bathroom. A tall sash window to the half landing allows ample natural light, again, with glimpses of countryside in the distance.

Bedroom One

13'10" x 11'11" (4.24 x 3.65)

A lovely, light and airy double bedroom to the front of the property with two large sash windows enjoying beautiful, long-distance views. Carpeted flooring, radiator, range of fitted wardrobes, drawers and cupboards providing excellent storage.

Bedroom Two

14'0" x 11'11" (4.27 x 3.65)

A second, spacious double bedroom to the rear of the house with tall sash window enjoying far reaching, countryside views. With carpeted flooring, radiator and high ceiling adding to the feeling of space. There is ample room for bedroom furniture.

Bathroom

A good sized house bathroom with handbasin with traditional style chrome mixer tap set in a high gloss vanity unit providing excellent storage, and P shaped, panel bath with electric shower over. Tile effect vinyl flooring, obscure glazed, sash window to front elevation enjoying lovely, far reaching views, tall, chrome, ladder style, heated towel rail. Neutral wall tiling, recessed ceiling lights.

SECOND FLOOR

Landing

A return, carpeted staircase with original timber balustrading leads to the second floor of the property with a well presented W.C. to the half landing and two spacious double bedrooms on the top floor enjoying a wonderful views. A Velux allows natural light.

W.C.

With traditional style, low-level W.C. and wall hung, corner handbasin with chrome tap and electric heater. Attractive Metro tiling to walls, complementary, patterned floor tiles. Double glazed window to rear.

Bedroom Three

17'5" x 12'8" (5.31 x 3.88)

A large double bedroom with carpeted flooring, radiator and double glazed bay window with beautiful, long distance views down the valley.

Bedroom Four

13'0" x 11'0" (3.97 x 3.37)

A good sized double bedroom with carpeted flooring, radiator and double glazed, dormer window enjoying wonderful, long distance views.

OUTSIDE

Garden

A charming courtyard garden to the rear of the house with large patio area, perfect for outdoor furniture and alfresco dining, bound by fencing and low stone walling. There is a stone built covered log store, ideal for housing additional outdoor equipment, garden tap, outside light and access, via a covered passageway with timber gate, to the front of the property. Please note that the next-door neighbour has access across the garden for taking bins out etc.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

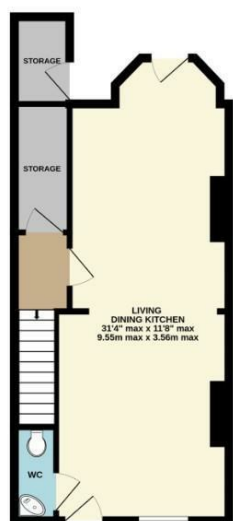
There is Ultrafast Fibre Broadband shown to be available to this property.

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

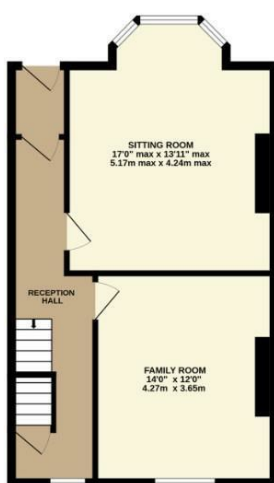


- Four Double Bedroom Mid Terraced House
- Spacious Dining Kitchen With With Log Burning Stove With Access To The Garden
- High Ceilings And Generous Proportions Throughout
- Wonderful Far Reaching Views
- Two Reception Rooms
- Charming Original Character Features
- Delightful Good Sized Courtyard Garden To Rear
- Handy Cloakroom/W.C. To Lower Ground Floor
- Walking Distance To Schools, Ilkley And Train Station
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



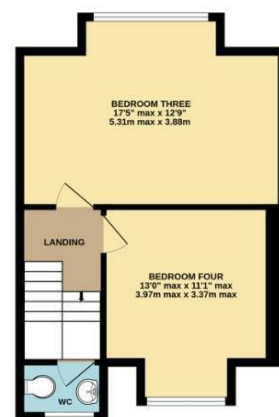
LOWER GROUND FLOOR
432 sq. ft. (40.3 sq.m.) approx.



GROUND FLOOR
501 sq. ft. (46.6 sq.m.) approx.



FIRST FLOOR
481 sq. ft. (44.7 sq.m.) approx.



SECOND FLOOR
417 sq. ft. (38.8 sq.m.) approx.

**Harrison
Robinson**

Estate Agents

TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk