Harrison Robinson

Estate Agents



20 Melville Grove, Ilkley, LS29 8NX

£450,000

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GROUND FLOOR

Entrance Hall
A part glazed uPVC entrance door with glazed side window opens into a welcoming entrance hall where doors open into a good sized lounge, family room and dining kitchen. Laminate flooring, radiator. A carpeted staircase leads to the first floor landing.

Lounge
13'5" x 12'1" (4.1 x 3.7)
A comfortable lounge with double glazed, box bay window, carpeted flooring and radiator. A coal effect gas fire in a timber surround with marble hearth creates a lovely focal feature to this room. Open to:

Dining Kitchen
19'0" x 11'5" (5.8 x 3.5)
A well presented dining kitchen to the rear of the house fitted with a range of cream cabinetry, complementary worksurfaces and attractive tiling to splashbacks. Appliances include electric oven with electric hob and stainless steel extractor, dishwasher and space for a fridge freezer. An inset sink and drainer with chrome mixer tap sits beneath a double glazed window overlooking the rear, West facing garden. There is ample space for a dining table with double glazed patio doors leading out to a decked area in the garden. Smart laminate flooring, shelving to alcoves. Feature fireplace, contemporary styled radiator. A door leads to:

Utility Room
With space for appliances, double glazed window and a uPVC door leading out to the driveway.

WC
With low level W.C and handbasin.

Family Room
11'1" x 10'2" (3.4 x 3.1)
A great, second reception room, currently arranged as a family room, with double glazed window to the front elevation, carpeted flooring and radiator.

FIRST FLOOR

Landing
A carpeted staircase leads to the first floor landing, where doors open into the house bathroom, separate W.C. and four bedrooms, the master benefitting from an ensuite shower room.

Master Bedroom
13'5" x 10'2" (4.1 x 3.1)
A good sized double bedroom to the front of the property with carpeted flooring, radiator and double glazed window. Door into:

En Suite Shower Room
With low level W.C., wall hung handbasin with chrome mixer tap and corner shower cubicle with thermostatic shower and curved, glazed doors. White wall tiling, chrome ladder style heated towel rail, obscure double glazed window and wood effect flooring.

Bedroom Two
15'1" x 11'5" (4.6 x 3.5)
A generous double bedroom to the front of the property with double glazed, box bay window, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three
11'5" x 10'2" (3.5 x 3.1)
A third double bedroom to the rear elevation enjoying a delightful view over the garden and up to Ilkley Moor. Carpeted flooring, radiator.

Bedroom Four
9'2" x 7'6" (2.8 x 2.3)
A single bedroom to the front of the property, currently utilised as a home office, with double glazed window, carpeted flooring and radiator.

WC
With low level W.C, carpeted flooring, wall tiling to half height and obscure, double glazed window.

Bathroom
With panel bath with thermostatic shower, stone effect wall tiling and handbasin with chrome mixer tap set in a white vanity cupboard. Carpeted flooring, obscure, double glazed window.

OUTSIDE

Gardens
To the front the property is well set back from the road with a small lawned area and mature planting behind a timber fence, whilst to the rear one finds a charming, manageable, West facing garden with raised decked area with timber balustrading and lawned area bound by hedging with a timber shed providing storage. This is a lovely spot to sit and enjoy the sunshine and enjoy the views up to Ilkley Moor.

Driveway Parking
A tarmacadam driveway provides parking for two vehicles.

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.

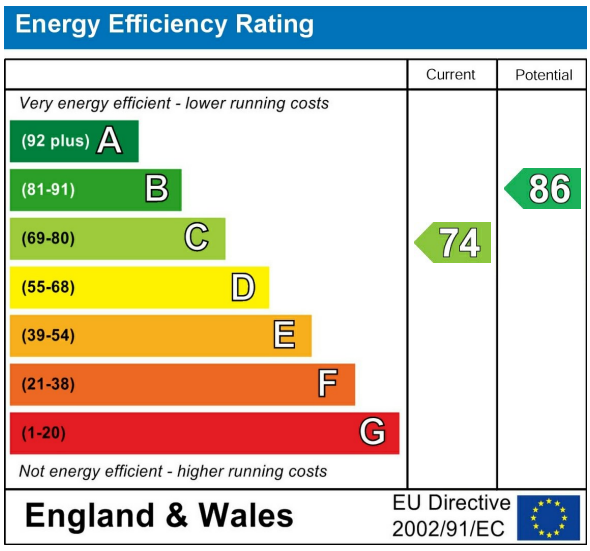






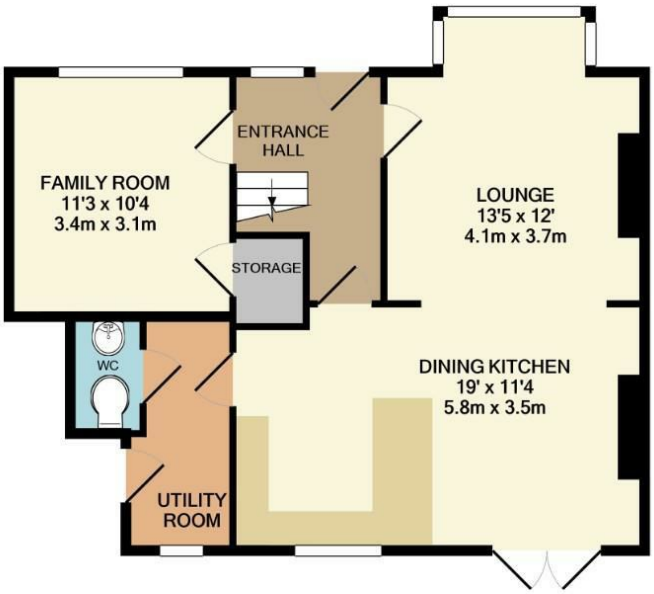


- **** NO CHAIN****
- Stylish Four Bedroom Extended Semi Detached House
- Master Bedroom With En Suite Shower Room
- Bespoke Modern Dining Kitchen With Garden Access
- Private West Facing Garden With Wooden Decking
- Safe Cul De Sac Location
- Stunning Views Of Ilkley Moor
- Walkable To Excellent Schools And Train Station
- A Short Walk To Ilkley Grammar School, Ben Rhydding Primary School and Ashlands Primary School
- Council Tax Band C

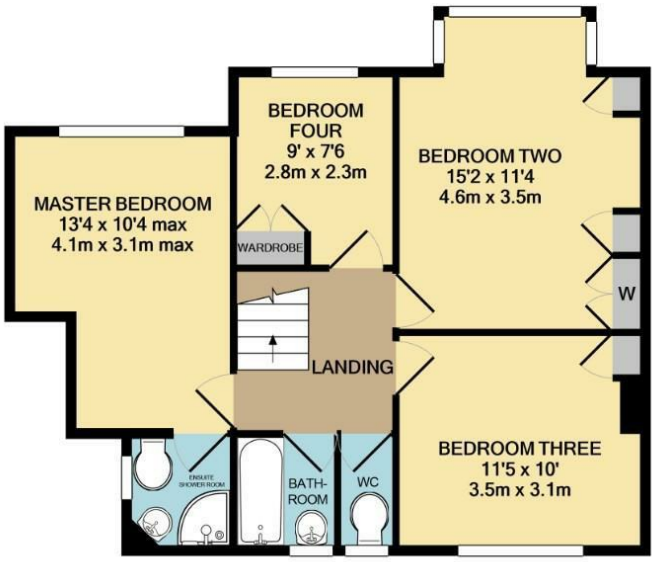








GROUND FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.4 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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