

# Harrison Robinson

Estate Agents



**6 Grange Avenue, Ilkley, LS29 8NU**

**£479,950**

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# 6 Grange Avenue, Ilkley, LS29 8NU

## £479,950



### GROUND FLOOR

#### Dining Kitchen

15'11" x 8'11" (4.87 x 2.74)

A half obscure glazed, uPVC entrance door with double glazed side window opens into a welcoming, smartly appointed dining kitchen. Fitted with a range of cream, Shaker style base and wall unit with stainless steel handles, complementary worksurfaces and attractive tiled splashbacks this is a great, sociable space, ideal for cooking and entertaining, having space for a dining table. Integrated appliances include electric oven with four ring gas hob with extractor over, fridge freezer, dishwasher and washing machine. Two inset sinks with chrome mixer tap sit beneath a second, double glazed window to the side elevation, allowing further natural light. Downlighting, radiator, slate effect vinyl flooring, Door into lounge and inner hall, leading in turn to a cloakroom/W.C. and integral garage.

#### Lounge

18'2" x 17'8" (5.54 x 5.41)

A generously proportioned lounge with double glazed patio doors leading out to the West facing, low maintenance rear garden. Downlighting, carpeted flooring, radiator. An attractive, feature fireplace with timber surround and black granite hearth creates a lovely focal point to the room. With ample room for furniture and with the doors open to the garden in warmer weather this is a delightful, comfortable room. A door from here opens to the rear hall.

#### Hall

An obscure glazed, uPVC door opens to the decked area in the garden. A carpeted staircase with handrail leads up to the first floor landing. Radiator beneath radiator cover.

#### Cloakroom

With low level W.C. and wall hung, corner hand basin with chrome mixer tap and tiled splashback. Continuation of the slate effect, vinyl flooring.

#### Garage

15'8" x 8'7" (4.80 x 2.62)

Accessed via the inner hall and with up and over door, a single garage providing excellent storage.

### FIRST FLOOR

#### Landing

A carpeted staircase with handrail leads to the spacious, first floor landing, where doors open into the four-piece house bathroom and two, double bedrooms, the master benefitting from an en suite shower room. A Velux allows natural light. A second staircase leads to the second floor of the property. Carpeted flooring, space for an item of furniture.

#### Master Bedroom

18'4" x 11'6" (5.59 x 3.53)

A lovely double bedroom to the front of the property with two, double glazed windows enjoying delightful, long distance views across the valley. Carpeted flooring, downlighting, radiator, fitted wardrobes, door into:

#### En Suite Shower Room

A well presented, three-piece, en suite shower room with low level W.C., pedestal handbasin with chrome mixer tap and shower cubicle with electric shower and glazed door. Large, stone effect wall and floor tiling, downlighting, chrome ladder style heated towel rail, mirror fronted, wall mounted vanity cupboard.

#### Bedroom Two

11'0" x 11'0" (3.37 x 3.36)

A good sized double bedroom with double glazed window and Velux enjoying an abundance of natural light. Carpeted flooring, radiator, downlighting.

#### Bathroom

A smartly presented, four-piece house bathroom with low level W.C., pedestal handbasin with chrome mixer tap, bath with tiled side and separate shower cubicle with glazed door. Stone effect wall and floor tiling, downlighting, extractor. Tall, chrome, ladder style heated towel rail, obscure double glazed window.

### SECOND FLOOR

#### Bedroom Three

19'5" x 18'0" (5.92 x 5.49)

A carpeted staircase leads to the second floor of this deceptively spacious property, where one finds a fantastic, third double bedroom with two large Veluxes in addition to a double glazed window affording wonderful, long distance views. Carpeted flooring, radiator, useful, under eaves storage.

### OUTSIDE

#### Gardens


To the front the property is well set back from Grange Avenue with a level area of lawn adjacent to the driveway with smart fencing and mature shrubbery. To the rear one finds a low maintenance, West facing garden with great decked area, ideal for relaxing/dining in the afternoon and evening sunshine, area of level, artificial grass and small gravelled area, perfect for flowering pots. Smart fencing maintains privacy.

### UTILITIES & SERVICES

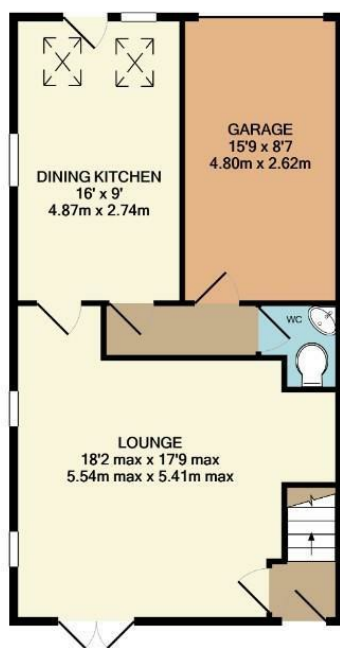
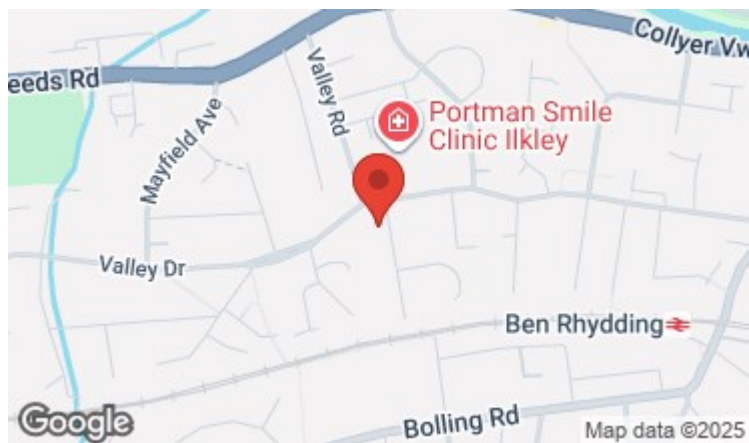
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



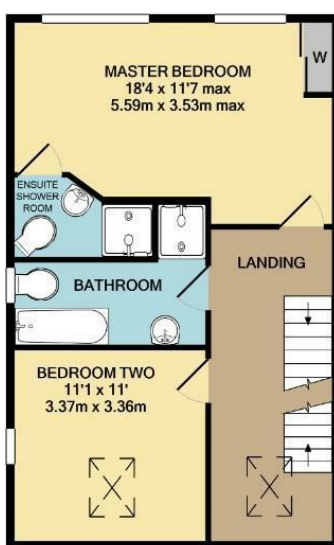
- Deceptively Spacious Three Double Bedroom Semi Detached House
- Driveway Parking For Two Cars And Integral Garage
- Well Presented Dining Kitchen
- Comfortable Lounge With Patio Doors To Garden
- Master Bedroom With En Suite Shower Room
- Low Maintenance West Facing Rear Garden
- Delightful Countryside Views
- Walking Distance To Train Station And Excellent Schools
- Very Well Presented Throughout
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

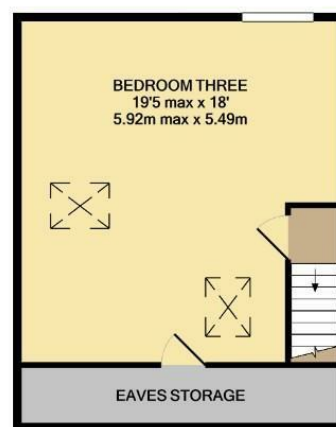




GROUND FLOOR  
APPROX. FLOOR  
AREA 614 SQ.FT.  
(57.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 535 SQ.FT.  
(49.7 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1566 SQ.FT. (145.5 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



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