Harrison Robinson

Estate Agents

36 Nelson Road, Ilkley, LS29 8HN

Guide Price £395,000

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GROUND FLOOR

Open Plan Living Kitchen
22'3" x 13'9" (6.8 x 4.2)
A timber entrance door with transom light opens into a beautifully presented open plan living dining kitchen, with space for comfortable furniture in the living area, which is particularly light and airy courtesy of a sash window to the front elevation and obscure glazed windows to the side of the property. Laminate flooring, radiator, open to a recently fitted kitchen incorporating a range of Shaker style cabinetry with stainless steel handles, wood effect worksurfaces and a range of appliances including electric oven and hob with extractor over, dishwasher and under counter fridge and freezer. Stainless steel sink and drainer with chrome mixer tap, continuation of the laminate flooring, A half obscure glazed door leads out to the garden. Open to:

Playroom
7'6" x 6'10" (2.3 x 2.1)
A great space to the rear of the house, currently arranged as a playroom, which would also work well as a dining room, if desired. Continuation of the laminate flooring, radiator beneath radiator cover, double glazed window allowing natural light.

BASEMENT LEVEL

Cellar / Utility Room
10'2" x 8'6" (3.1 x 2.6)
Stone steps lead down to a most useful cellar, providing excellent storage and with space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

Landing
A return, carpeted staircase leads to the first floor of the house, where doors open into two, good sized bedrooms and the three-piece house bathroom.

Bedroom Two
13'9" x 10'5" (4.2 x 3.2)
A lovely, double bedroom to the front of the house with carpeted flooring, double glazed sash window and radiator.

Bedroom Three
14'5" x 8'2" (4.4 x 2.5)
A delightful bedroom to the rear of the property with two areas separate by a step down with carpeted flooring, radiator, double glazed window and Velux enjoying wonderful views up to Ilkley Moor and the iconic Cow and Calf Rocks.

Bathroom
A smartly presented, three-piece house bathroom with low level W.C., handbasin set in vanity drawers with chrome mixer tap and tiled splashback and panel bath with thermostatic shower, wall tiling and two obscure glazed windows to the side elevation. Attractive floor tiling, extractor, radiator.

SECOND FLOOR

Master Bedroom
19'8" x 13'9" (6.0 x 4.2)
A carpeted staircase with timber balustrading and handrail leads to the second floor, where one finds a delightful, spacious double bedroom with carpeted flooring, radiator and Velux, in addition to a low level, double glazed window allowing natural light. An alcove provides the perfect space for a desk for anyone working from home. Door into:

En Suite Shower Room
Added by the current owners a very well presented, three-piece en suite shower room with low level W.C., handbasin with chrome, waterfall tap, tiled splashback set in a vanity cupboard and shower cubicle with electric shower and glazed door. Chrome, ladder style, heated towel rail, Velux, tile effect, vinyl flooring.

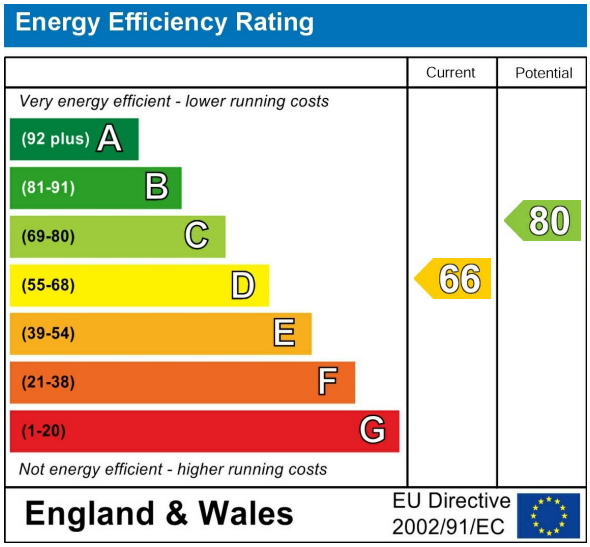
OUTSIDE

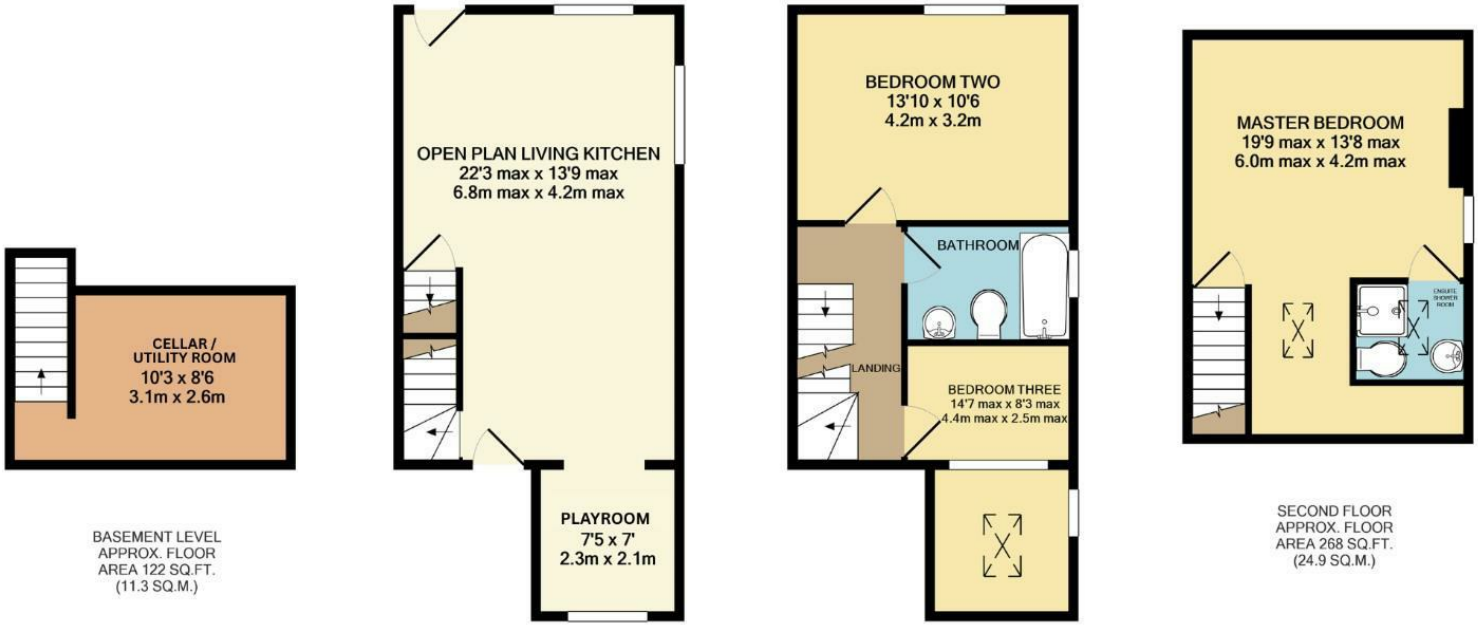
Gardens
Unusual for a property which is so central to Ilkley is a good sized, level lawned rear garden, with a decked area and paved areas, perfect for al fresco dining and entertaining. Smart fencing maintains privacy, timber summerhouse. A gravelled area to the side of the house is an additional space, which can be incorporated into the garden, which would work equally well as off road parking if the fence to the front were removed.

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.

Tel: 01943 968 086

- Beautiful Three Bedroom End Terraced Property
- Recently Fitted Open Plan Kitchen Living Room
- Extended To Rear
- Level Lawend Garden And Potential Off Road Parking
- En Suite To Master Bedroom
- Useful Lower Ground Floor Utility Room
- Convenient Central Ilkley Location
- Walking Distance To Train Station And Excellent Schools
- Council Tax Band C





BASEMENT LEVEL
APPROX. FLOOR
AREA 122 SQ.FT.
(11.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 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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