

Harrison Robinson

Estate Agents



90 Bolling Road, Ilkley, LS29 8QQ

£625,000



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GROUND FLOOR

Reception Hall

13' x 8'3" (3.96m x 2.51m)

Glazed French doors with attractive plantation shutters lead from elevated decking in the garden into an inviting reception hall, a lovely spot to greet family and friends. Engineered oak flooring, radiator, downlighting. Glazed, double doors open into the sitting room.

Cloakroom

With low level w/c and hand basin with chrome taps. Tiled flooring.

Sitting Room

17'0" x 14'8" (5.18m x 4.47m)

A lovely, generously proportioned, dual aspect sitting room with coal effect gas fire in a marble surround (disconnected). Continuation of the engineered oak flooring, two radiators, pleasant outlook over the garden and to the hills beyond.

Dining Kitchen

17'2" x 14'2" (5.24m x 4.32)

A good sized dining kitchen to the rear of the house fitted with an extensive range of base and wall units with concealed lighting, granite work surfaces and splashbacks, incorporating an island with granite surface, a lovely spot to sit and enjoy a coffee and a chat. Integrated appliances include a range cooker with five ring gas hob and extractor over, fridge freezer, washing machine and dishwasher. A one and a half bowl stainless steel sink with chrome mixer tap sits beneath a window to the side elevation. A cupboard houses the gas fired central heating boiler, downlighting, tiled flooring. There is ample room for a family dining table, one can imagine many happy times with family and friends here. A door leads into the integral garage. A glazed door with tall side window opens to the south facing driveway.

FIRST FLOOR

Landing

16'10" x 8'8" (5.13m x 2.64m)

A carpeted staircase leads up to the first floor landing where doors open into two double bedrooms, both served by en suite shower rooms.

Master Bedroom

17'4" x 11' (5.28m x 3.35m)

A beautifully presented double bedroom with a window to the side elevation providing far reaching views up to Ilkley Moor. French doors to the rear open to a Juliet balcony providing a lovely southerly aspect. Carpeted flooring, radiator. Door into:

En Suite Shower Room

8'10" x 8'7" (2.70m x 2.62m)

With low level w/c, hand basin and walk-in shower with glass screen. Downlighting, vinyl flooring, obscure glazed window to rear elevation. A cupboard houses the hot water cylinder.

Bedroom Two

13'3" x 11'4" (4.04m x 3.45m)

A good sized, dual aspect double bedroom to the front of the property enjoying wonderful far reaching views. Carpeted flooring, radiator, door into:

En Suite Shower Room

With low level w/c, hand basin and walk-in shower with sliding glass screen. Heated towel rail, downlighting, vinyl flooring. Obscure glazed window to front elevation.

SECOND FLOOR

Landing

A further carpeted staircase leads up to the second floor landing. Doors give access to two, large double bedrooms, both with fabulous views, and the house bathroom.

Bedroom Three

20'2" x 16'0" (6.15m x 4.88m)

A generous double bedroom with windows to both the front and side elevation providing a beautiful outlook towards Middleton and Ilkley Moor. Carpeted flooring, radiator.

Bedroom Four

20'1" x 10'5" (6.12m x 3.18m)

Last but not least, a fourth double bedroom to the rear of the house with carpeted flooring and radiator.

House Bathroom

A smartly presented three-piece house bathroom with low level w/c, hand basin and panel bath with thermostatic shower and glazed screen. Heated towel rail, downlighting, window to the side elevation.

OUTSIDE

Integral Garage

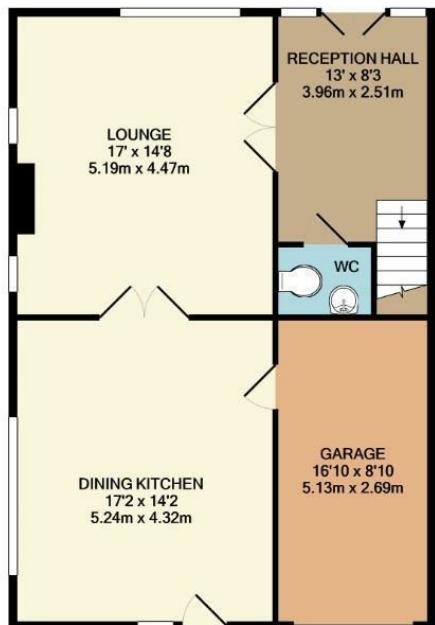
16'10" x 8'10" (5.13m x 2.69m)

An integral single garage accessed from the dining kitchen and via an electric up and over door with lighting and power.

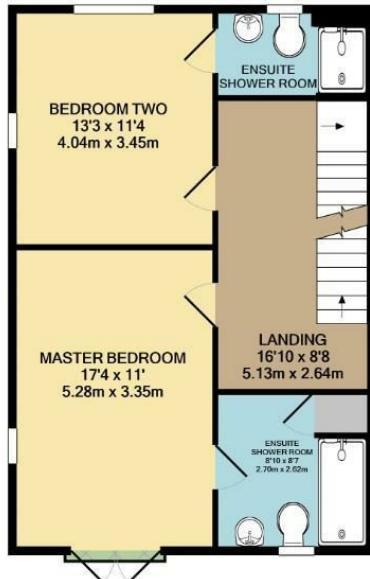
Garden And Parking

There is ample parking in front of the garage where there is a block paved driveway for three vehicles. To the front of the property there is a west facing, level, lawned garden with mature shrubs to borders and a raised decked area to soak up the afternoon and evening sunshine. A wooden gate gives access to Bolling Road and a paved pathway leads round to the rear of the property.

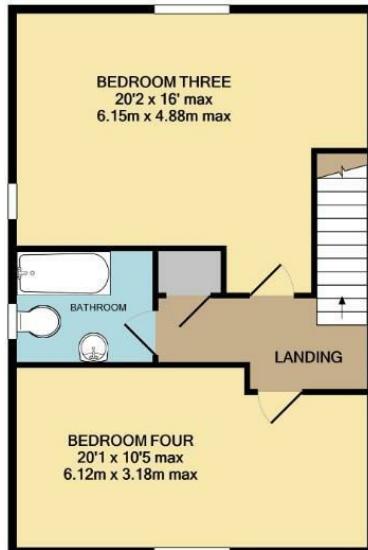




GROUND FLOOR
APPROX. FLOOR
AREA 796 SQ.FT.
(73.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)



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

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TOTAL APPROX. FLOOR AREA 2007 SQ.FT. (186.5 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B	79	86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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