

Harrison Robinson

Estate Agents



39 St. Mary's Close, Ilkley, LS29 8NZ

Guide Price £315,000

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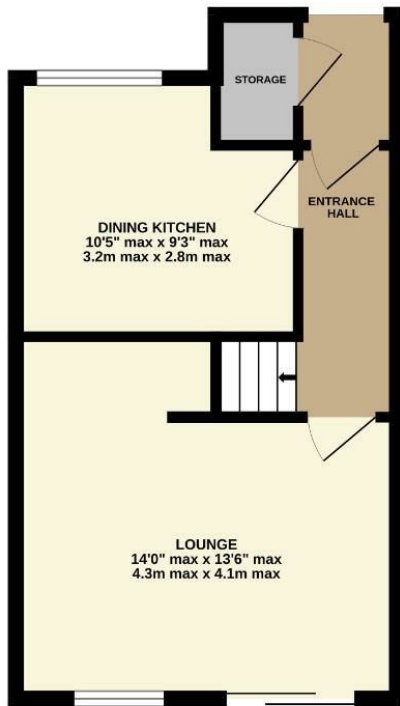


Conveniently located in a quiet cul-de-sac within close walking distance of Ilkley amenities, is this charming, two-bedroom, end terraced house with lovely, private garden and allocated parking not to mention some stunning countryside views!

- NO ONWARD CHAIN
- Good-Sized Dining Kitchen
- Newly Fitted Stylish Contemporary Shower Room
- Driveway Parking
- Close Walking Distance to Ilkley Amenities
- End Terraced Two Bedroom House
- Spacious Sitting Room With Patio & Garden Access
- Lawned Gardens To Both Elevations
- Quiet Cul-De-Sac Setting & Lovely Countryside Views
- Council Tax Band C







GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

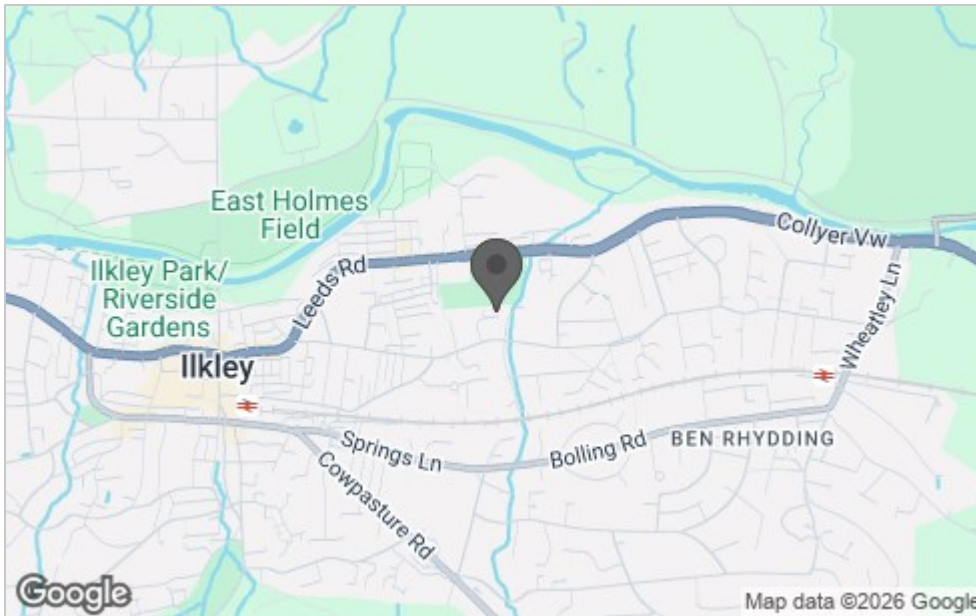


FIRST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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.



Viewing

Please contact our Harrison Robinson Office on 01943 968 086 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		
Environmental Impact (CO ₂) Rating		
	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		