

Harrison Robinson

Estate Agents



27 Manley Road, Ilkley, LS29 8QP

£699,950

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GROUND FLOOR

Reception Hall

A uPVC entrance door with obscure glazed panel and side window opens into a welcoming hallway. Doors lead into the dining kitchen to the rear, cloakroom and lounge. Solid wood flooring, radiator. A carpeted staircase leads to the first floor landing.

Dining Kitchen

21'11" x 13'5" (6.7 x 4.1)

A smartly presented dining kitchen to the rear of the property fitted with a range of solid wood base and wall units with stainless steel doorknobs, granite worksurfaces and upstands incorporating a central island with additional drawers and cupboards, the perfect spot to sit and enjoy a cup of coffee and a chat. Integral appliances include dishwasher, large, electric Rangemaster oven with six ring gas hob and extractor over. Space for a fridge freezer. There is ample room for a family dining table by the double glazed patio doors leading out to the garden. Solid wood flooring, two radiators, two remote control Veluxes allow natural light in addition to a window looking out over the rear garden with stainless steel sink with chrome mixer tap beneath. A high ceiling accentuates the feeling of space. Useful under stairs recessed storage area. Door into utility room, lounge and hallway. This is a most sociable room and one can imagine many happy times with family and friends here.

Utility Room

7'10" x 7'2" (2.4 x 2.2)

A well appointed utility room fitted with a range of solid wood, cream base and wall units, one housing the gas central heating boiler with space and plumbing for a washing machine and tumble dryer. Stainless steel sink with chrome mixer tap set in a granite work surface with upstand. Double glazed window to side elevation. Tiled flooring, downlighting, extractor.

Lounge

25'3" x 12'9" (7.7 x 3.9)

A generously proportioned, light and airy, spacious living room courtesy of large, double glazed windows to the front elevation affording wonderful, long distance views and double glazed, sliding patio doors to the rear overlooking the beautiful garden. A log burning stove on a granite hearth provides a lovely focal point to the room. Solid wood flooring, two radiators.

WC

5'10" x 3'7" (1.8 x 1.1)

A good sized cloakroom with low-level W.C. and handbasin with chrome mixer tap set in a vanity cupboard with tiled splashback. Obscure, double glazed window, attractive feature wallpaper, tiled flooring, radiator. Floor-to-ceiling cupboards provide ample storage for coats and shoes.

FIRST FLOOR

Landing

A return, carpeted staircase with handrail leads up to the first floor landing. Doors open into four bedrooms and the house bathroom. A hatch with fitted, pull down ladder gives access to the loft space.

Bedroom One

14'5" x 12'9" (4.4 x 3.9)

A good sized, dual aspect double bedroom with large, double glazed windows affording beautiful long distance views across the valley. Carpeted flooring, radiator, ample room for bedroom furniture.

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

A good sized double bedroom to the rear of the property with double glazed window overlooking the large rear garden. Carpeted flooring, radiator, fitted wardrobes.

Bedroom Three

11'1" x 10'2" (3.4 x 3.1)

A third double bedroom to the front of the property with double glazed window enjoying lovely, Wharfe valley views. Carpeted flooring, radiator and fitted wardrobe.

Bedroom Four

10'2" x 5'10" (3.1 x 1.8)

A good sized single bedroom to the rear of the house with double glazed window overlooking the lovely, south facing garden. Carpeted flooring, radiator.

Bathroom

An immaculately presented, three-piece house bathroom with low-level W.C. with concealed cistern, handbasin with chrome mixer tap set in a white, high gloss vanity unit and P shaped bath with thermostatic, drench shower with additional attachment and glazed screen. Large, white wall tiling, complementary, hexagonal floor tiles. Obscure, double glazed window to rear, downlighting, chrome, ladder style, heated towel rail.

OUTSIDE

Garden

The property enjoys a sizable plot with level gardens to both front and rear. To the front elevation. the property is well set back from Manley Road with an area of level lawn, paved area and mature shrubs and trees. To the rear there is a delightful, larger than average, south facing garden, well stocked with mature plants, shrubs and trees. There is an area with raised beds and a great sized lawn, ideal for children to play. A good sized patio provides the perfect area for al fresco dining and entertaining. Timber shed providing storage, greenhouse.

Driveway Parking

A tarmacadam driveway provides parking for up to three vehicles.

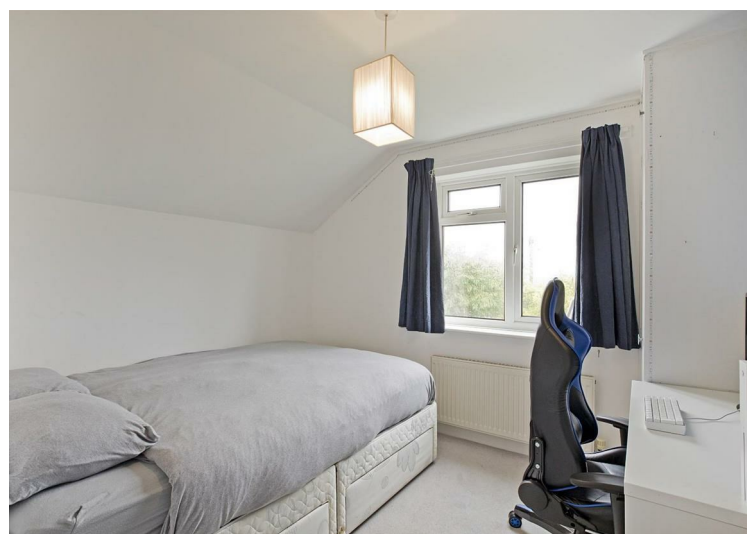
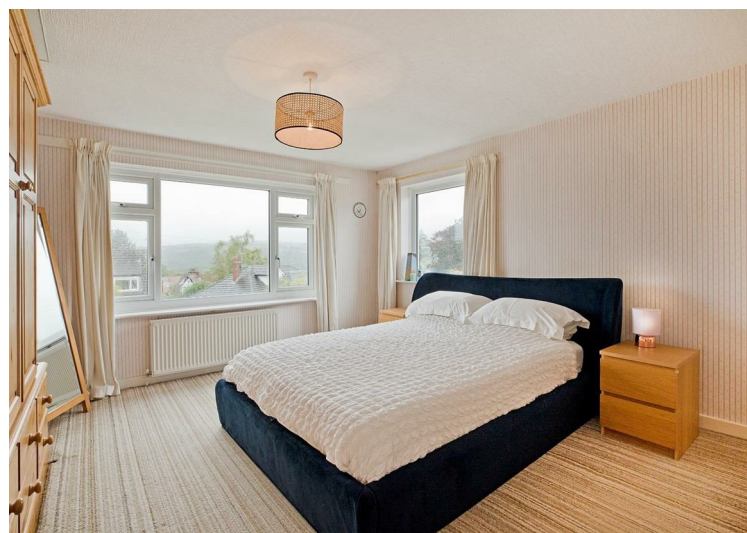
Garage/Store

9'6" x 8'6" (2.9 x 2.6)

A most useful store with electric, up and over door providing ample storage for garden and outdoor equipment.


UTILITIES AND SERVICES

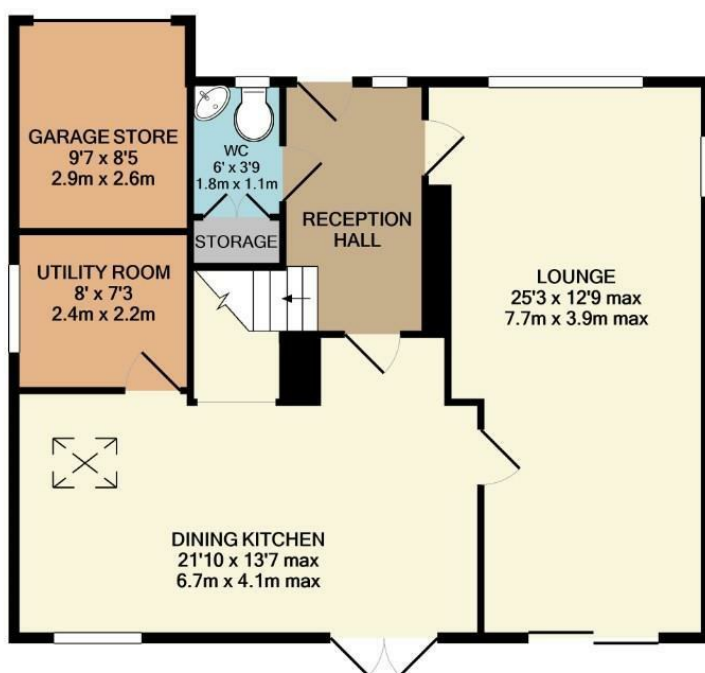
The property benefits from mains gas, electricity and drainage. For Broadband speeds and mobile 'phone coverage please check the Mobile and Broadband Checker Ofcom website.



- | Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>60</p> | <p>80</p> |
- England & Wales**

EU Directive
2002/91/EC

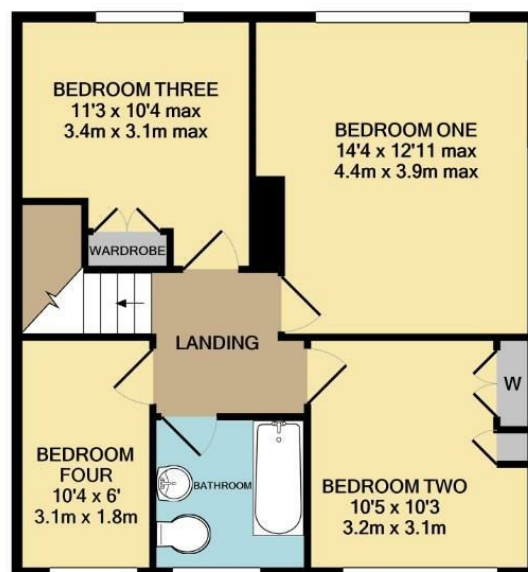




GROUND FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.7 SQ.M.)

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FIRST FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.1 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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