

# Harrison Robinson

Estate Agents



**12 Dean Street, Ilkley, LS29 8JR**

**Guide Price £255,000**

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# 12 Dean Street, Ilkley, LS29 8JR

## Guide Price £255,000



### GROUND FLOOR

#### Lounge

22'3" x 13'9" (6.8 x 4.2)

A uPVC door opens into the lounge, where a log burning stove set on a slate hearth with timber mantle over creates a lovely focal feature to the room. Wooden flooring, double glazed window, recessed ceiling lights, radiator. Open to:

#### Kitchen

With a range of cream cabinetry with stainless steel handles, complementary black worksurfaces and upstands and integrated appliances including dishwasher, electric oven, four ring gas hob with glass splashback and stainless steel extractor over. Recessed ceiling lights, double glazed window to rear, continuation of the wooden flooring. A large stainless steel sink and drainer with chrome mixer tap sits beneath the window to the rear, deep understairs storage cupboard. This is a most sociable space, ideal for entertaining friends and family. An archway leads to.:

#### Utility Room

a useful room to the rear of the house with space for an American style fridge/freezer and uPVC door leading out to the rear courtyard garden. Continuation of the wooden flooring, radiator, ceiling light, double glazed window.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with white, timber balustrading and double glazed window to the half landing leads to the first floor of the property. Doors open into a spacious double bedroom, the house bathroom and a staircase leading to the second floor.

#### Bedroom Two

13'9" x 11'9" (4.2 x 3.6)

A generously proportioned double bedroom to the front of the property with laminate flooring, radiator and double glazed window enjoying glimpses of Ilkley Moor. There is ample room for bedroom furniture.

#### Bathroom

With low-level W.C. with concealed cistern, circular, stone

handbasin with chrome, waterfall mixer tap set in a vanity cupboard with wall mirror and glass shelf over and panel bath with thermostatic drench shower plus additional attachment,, wall mounted controls and glazed screen. Attractive wall and floor tiling, recessed spotlights, obscure, double glazed window to rear. Chrome, ladder style, heated towel rail, floor to ceiling fitted cupboards with shelving providing excellent storage and also housing the washing machine and tumble dryer.

### SECOND FLOOR

#### Master Bedroom

14'9" x 13'9" (4.5 x 4.2)

A carpeted staircase with handrail and balustrading leads to the second floor of the property where one finds a good sized double bedroom filled with light courtesy of a double glazed window to the rear of the property enjoying delightful, far reaching views. Wooden flooring, exposed beam, radiator, ample undereaves storage. Door into:

#### En Suite Shower Room

With low-level W.C., ceramic handbasin with chrome taps set in a tiled surface with cupboard beneath and shower cubicle with electric shower, white wall tiling and wood effect laminate flooring. Radiator, double glazed window to rear, exposed beam.

### OUTSIDE

#### Courtyard Garden

There is a small, courtyard garden to the rear of the house with metal gates opening onto the cobbled, access lane. Opposite the property there is an area, ideal for planting, which could also be paved, to create a seating area. A timber shed provides storage. PLEASE NOTE THAT THIS AREA DOES NOT BELONG TO THE PROPERTY BUT HAS BEEN INFORMALLY ADOPTED AS NEIGHBOURING PROPERTIES HAVE DONE.

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

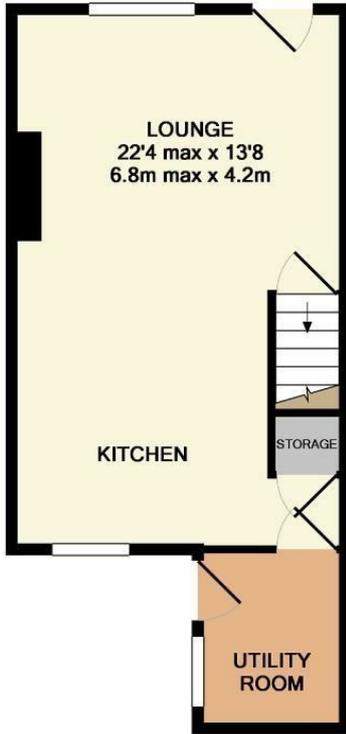
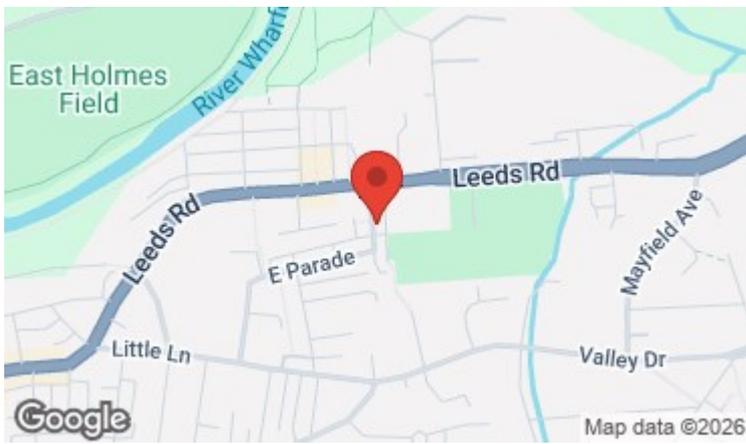
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Two Double Bedroom Mid Terraced House
- Open Plan Kitchen Living Room
- Lounge With Log Burning Stove
- Well Presented House Bathroom With Utility Cupboard
- Master Bedroom With En Suite
- Fabulous Views Up To Ilkley Moor
- Walking Distance To Excellent Schools
- Short Distance To Train Station And Central Ilkley
- Council Tax Band B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.0 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 300 SQ.FT.  
(27.9 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 229 SQ.FT.  
(21.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 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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