Harrison Robinson

Estate Agents

9 Leamington Terrace, Ilkley, LS29 8EJ

£295,000

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GROUND FLOOR

Entrance Hall
A smart, composite, half-glazed entrance door with obscure glazing and charming transom light over opens into a small hallway fitted with practical doormat flooring. Radiator. A door opens into a comfortable lounge and a carpeted staircase with handrail leads to the first floor of the property.

Lounge
13'5" x 13'1" (4.1 x 4)
A lovely, comfortable room with carpeted flooring, radiator and double-glazed window to the front elevation. A log burning stove set in a brick surround with stone hearth and heavy timber mantle over provides a charming focal feature to this room. High ceilings accentuate the feeling of space. Features such as cornicing and a ceiling rose lend character. Shelving to both alcoves and TV point. A door opens into:

Dining Kitchen
16'0" x 7'6" (4.9 x 2.3)
A good-sized dining kitchen to the rear of the house fitted with a range of white cabinetry with granite worksurfaces and upstands. Integrated appliances include a stainless-steel range oven with five burner gas hob and stainless-steel splashback and extractor over and an under counter fridge and freezer. Space and plumbing for a washing machine. Attractive, wood effect, laminate flooring and downlighting. A half-glazed, composite door with transom light over leads out to the West facing courtyard garden. A one and a half bowl inset stainless-steel sink with chrome mixer tap sits beneath a double-glazed window overlooking the charming, rear garden. A cupboard houses the Ideal central heating boiler installed this year. Space for a small dining table, radiator and fitted doormat. A door opens to:

LOWER GROUND FLOOR

Cellar
12'9" x 8'10" (3.9 x 2.7)
A good-sized, traditional cellar.

FIRST FLOOR

Landing
A broad, carpeted staircase with handrail leads to the first floor of the property, where doors open into two double bedrooms and the three-piece house bathroom.

Bedroom One
13'1" x 11'1" (4 x 3.4)
A double bedroom to the front of the property with double-glazed window, cornicing, carpeted flooring and radiator. Floor to ceiling fitted wardrobes and cupboards provide excellent storage and a further, recessed cupboard is also a great additional storage space.

Bedroom Two
10'9" x 8'6" (3.3 x 2.6)
A small double bedroom to the rear of the property with double-glazed window, carpeted flooring, radiator and floor to ceiling fitted wardrobe and cupboards.

Bathroom
A well presented, three-piece house bathroom with low-level w/c, pedestal handbasin with chrome mixer tap and P shaped panel bath with chrome mixer tap with mains shower over. Fully tiled around the bath and part tiling around the w/c and basin with complementary ceramic floor tiling. Chrome ladder towel radiator and downlighting. Obscure, double-glazed window to the rear. A tall fitted cupboard provides useful storage for toiletries.

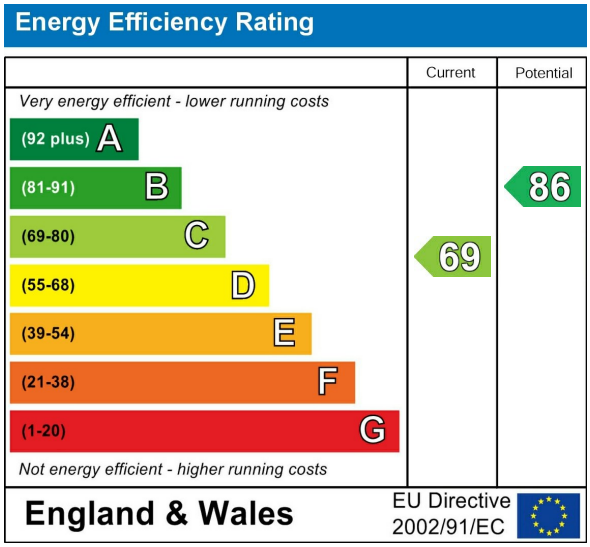
OUTSIDE

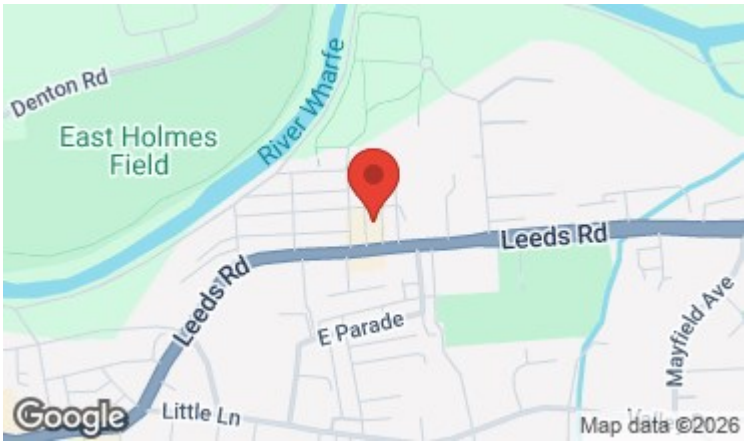
Courtyard Garden
The front of the property there is a low-maintenance foregarden bounded by stone walling and fencing. with attractive planters. Room for a bistro table and chairs from which to enjoy some beautiful moorland views. A timber garden gate opens to a pathway leading to the entrance door. To the rear one finds a charming West facing courtyard garden with lovely views up to Ilkley Moor. There is space for flowering pots and outdoor furniture to relax and enjoy al fresco dining. Fencing to the rear and lovely trellising with trailing honeysuckle maintains privacy with a tall, timber gate leading to the quiet, rear access lane.

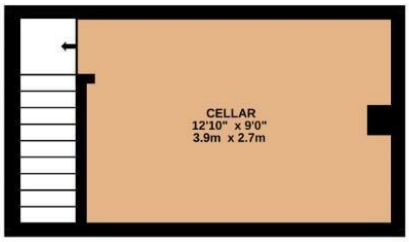
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

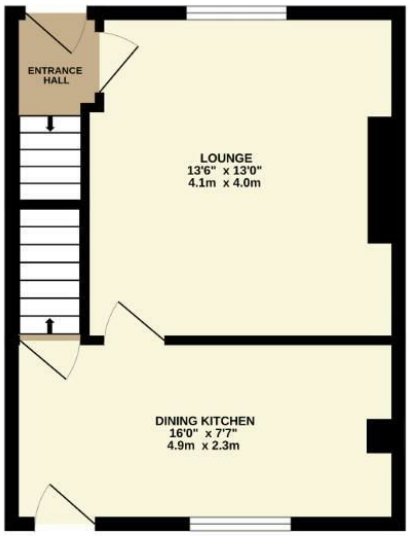
- Two Double Bedroom Victorian Mid Terraced Property
- Lounge With Log Burning Stove
- Good-Sized Dining Kitchen With Integrated Appliances
- Contemporary Bathroom
- Character Features
- Well Presented Throughout
- Well Regarded Location
- Close To Central Ilkley & Riverside Walks
- Walking Distance To Excellent Schools and Train Station
- Council Tax Band C







BASEMENT
143 sq.ft. (13.3 sq.m.) approx.



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

FIRST FLOOR
330 sq.ft. (30.6 sq.m.) approx.

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TOTAL FLOOR AREA : 805 sq.ft. (74.8 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.

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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