

# Harrison Robinson

Estate Agents



**4 Sunset Terrace, Ilkley, LS29 8LZ**

**Price Guide £310,000**

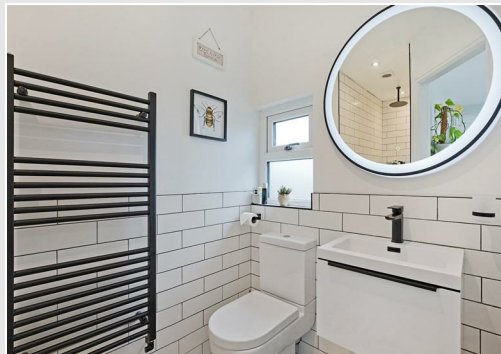
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# 4 Sunset Terrace, Ilkley, LS29 8LZ

## Price Guide £310,000



### GROUND FLOOR

#### Lounge

17'4" x 13'8" (5.29 x 4.17)

A smart, composite stable door with obscure glazed panels opens into a spacious, well presented lounge. With a log burning stove on a stone hearth with exposed brickwork and timber lintel over creating a focal point this is a lovely, comfortable room. Double glazed sash window to the front elevation with traditional style radiator beneath. Attractive, solid wood, parquet flooring, bespoke cupboards fitted to alcoves. A carpeted staircase leads down to the lower ground floor and also to the first floor landing..

### LOWER GROUND FLOOR

#### Dining Kitchen

16'4" x 12'11" (5.00 x 3.96)

A return carpeted staircase with smart timber balustrading leads down to the lower ground floor, where one finds a fantastic dining kitchen fitted with a range of navy shaker style cabinetry with stainless steel door, knobs and cup handles, courts, worksurfaces and up stands. Integrated appliances include electric oven with five ring gas hob and extractor over with metro tiling to splashbacks, slimline dishwasher, washing machine and fridge freezer. Large, stone effect, ceramic floor tiling, downlighting Belfast style sink with boiling, chrome mixer tap beneath a double glazed window to the front of the property. Ample room for a family dining table, one can imagine many happy times with family and friends here.

### FIRST FLOOR

#### Landing

A return carpeted staircase with timber balustrading leads to the first floor landing. Doors open into a good sized double bedroom and the immaculate, traditional style house bathroom. A second staircase leads to the upper floor.

#### Bedroom Two

13'8" x 10'0" (4.19 x 3.07)

A spacious double bedroom with double glazed sash window to the front elevation affording fabulous, long distance views across the valley and up to Ilkley moor. Carpeted flooring, traditional style radiator, original, cast iron fireplace. Tall, fitted wardrobes, downlighting.

#### Bathroom

7'11" x 7'0" (2.43 x 2.14)

An immaculately presented, three-piece house bathroom in a lovely traditional style with low-level W.C., handbasin with chrome mixer tap set in a grey vanity unit and clawfoot bath with thermostatic drench shower plus additional shower attachment, glazed screen and central, chrome mixer tap. Traditional style, heated towel rail, sage metro tiling, attractive floor tiling. Downlighting, obscure double glazed window to front elevation.

### SECOND FLOOR

#### Bedroom One

13'8" x 10'11" (4.19 x 3.35)

A return carpeted staircase leads up to a small landing on the second floor with a door opening into a delightful, light and airy double bedroom served by an ensuite shower room. Large, double glazed windows with fitted blinds afford a fantastic view up to Ilkley, moor and across the valley. Carpeted flooring, traditional style radiator, fitted wardrobes. Downlighting, ample room for bedroom furniture. Door into :

#### En Suite Shower Room

Beautifully presented with low-level W.C., wall hung hand basin with black mixer tap set in a white vanity drawer and large, walk-in shower with black, thermostatic drench shower plus additional attachment and wall mounted controls. Smart metro tiling, black, ladder style, heated towel rail. Obscure, double glazed window. Attractive floor tiling, backlit mirror, downlighting.

### OUTSIDE

#### Garden

Outside the house benefits from a lovely, low maintenance, private garden opposite the property with smart fencing, maintaining privacy. With a level area of lawn and paved patio with attractive gravelled borders with mature planting and ample room for flowering pots this is a lovely, sunny west facing garden ideal for al-fresco dining and entertaining. There is also a small paved area beneath the lounge window, perfect for a bistro set to sit and enjoy a glass of your favourite tipple.

#### Garden Office

A recent addition is a timber garden room with power and broadband, ideal as a home office.

#### Garage And Parking

11'11" x 16'11" (3.65 x 5.18)

A tarmac and gravelled and paved area opposite the property provides parking for up to three vehicles. A single garage with up and over door and power provides fantastic storage.

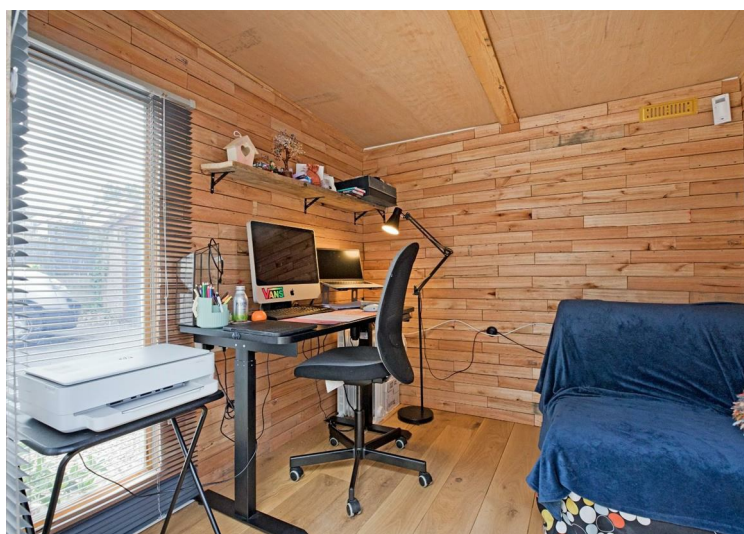
#### External Store

The property owns an external store adjacent to the property, which could be converted or developed further.


### UTILITIES AND SERVICES

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

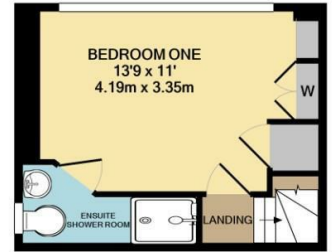
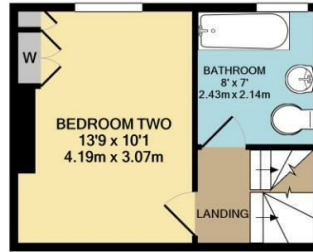
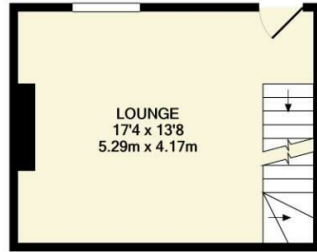
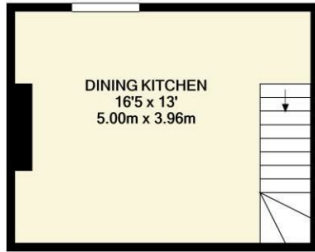
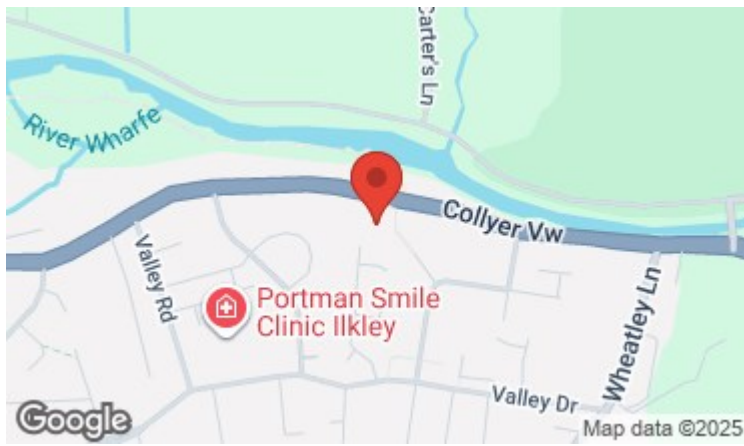
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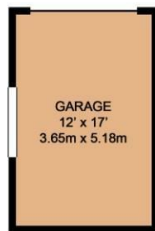
- Two Double Bedroom End Terraced House
- Beautiful Long Distance Views
- Stunning Shaker Style Dining Kitchen
- Spacious Lounge With Log Burning Stove And Solid Wood Parquet Flooring
- Master Bedroom With En Suite Shower Room
- Beautiful Traditional Style House Bathroom
- Private Fenced Garden With Recently Added Garden Office
- Single Garage With Power
- Walking Distance To Train Station And Schools
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 231 SQ.FT.  
(21.5 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 231 SQ.FT.  
(21.5 SQ.M.)

**FIRST FLOOR**  
APPROX. FLOOR  
AREA 231 SQ.FT.  
(21.5 SQ.M.)

**SECOND FLOOR**  
APPROX. FLOOR  
AREA 226 SQ.FT.  
(21.0 SQ.M.)



**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & STORE 920 SQ.FT. (85.4 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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