Harrison Robinson

Estate Agents

240 Leeds Road, Ilkley, LS29 8LN

£389,995

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GROUND FLOOR

Entrance Hall

A part obscure glazed uPVC entrance door opens into a welcoming entrance hall with laminate flooring, radiator and space for an item of furniture. Double glazed window to side elevation, attractive panelling with a recessed, understairs cupboard providing a good amount of storage.

Lounge

14'0" x 12'2" (4.27 x 3.71)

A comfortable room to the front of the property with double glazed, box bay window with radiator beneath, newly carpeted flooring and log effect, recessed electric fire. The large windows to the front allow natural light and afford countryside views in the distance.

Dining Kitchen

18'11" x 12'9" (5.79 x 3.89)

A beautifully presented, light and airy dining kitchen fitted with a range of soft grey Shaker style cabinetry with brushed copper handles with solid wood worksurfaces and upstands, incorporating a handy breakfast bar, and with attractive, darkened glass splashback. Inset, brushed copper sink and mixer tap. High quality integrated appliances include fridge freezer, slimline dishwasher, electric oven with four ring induction hob and contemporary style extractor over. Laminate flooring, downlighting, contemporary styled vertical radiator, cupboard housing the recently installed boiler. Glazed doors into the garden room plus an additional, timber double glazed door and side window allow ample natural light. There is space for a family dining table and being open into the lounge. this is a most sociable space.

Utility Room

With space and plumbing for a washing machine, having useful wall shelving, storage shelves and continuation of the laminate flooring. Downlighting.

Garden Room

15'3" x 4'7" (4.66 x 1.42)

A lovely South facing garden room off the kitchen with uPVC double glazed windows and patio doors leading out to the garden. Continuation of the laminate flooring, wall lighting. Obscure glazing to one side provides privacy, this is a lovely room in which to sit and relax enjoying the sunshine and views up to Ilkley Moor.

FIRST FLOOR

Landing

A return carpeted staircase with handrail and wooden panelling leads to the first floor of the property. Double glazed window to side elevation, doors opening into three bedrooms, two being good sized doubles, and the newly installed, three-piece house bathroom. A hatch gives access to the loft space.

Master Bedroom

12'9" x 12'0" (3.89 x 3.66)

A spacious double bedroom to the rear of the house with carpeted flooring, radiator and large double glazed windows allowing fantastic views up to Ilkley Moor. Attractive wall panelling, contemporary, wall mounted lighting, fitted wardrobes, tall, wall mounted mirror. Door into:

En Suite W.C.

A handy addition with low-level W.C., handbasin with chrome mixer tap set in a high gloss vanity cupboard, radiator and large, obscure double glazed window to the rear. Fitted vanity cupboard with shelving, laminate flooring, downlighting.

Bedroom Two

12'2" x 12'0" (3.71 x 3.66)

A second double bedroom to the front of the property with carpeted flooring, large, double glazed windows enjoying lovely views, radiator and fitted wardrobe providing a good amount of storage.

Bedroom Three

8'7" x 6'5" (2.64 x 1.98)

A spacious single bedroom to the front of the house with carpeted flooring, radiator and large, double glazed window, again enjoying countryside views.

Bathroom

A beautifully styled, three-piece house bathroom with low-level W.C., handbasin with gold mixer tap set in a vanity unit and panel bath with gold mixer tap and drench shower plus additional shower attachment. Neutral wall tiling and glazed screen. White, ladder style, heated towel rail, fitted cupboard with shelving providing storage and LED wall mirror. Obscure, double glazed window to side elevation, downlighting.

OUTSIDE

Garden

The property enjoys a low maintenance, South facing rear garden with smart decked area for outdoor furniture in addition to a small, level area of artificial grass bound by borders housing attractive, mature shrubs with smart fencing to the sides and rear maintaining privacy. To the front the property is well set back from the road with a large foregarden housing attractive shrubs behind a low stone wall with fencing to one side.

Driveway Parking

The property benefits from a tar Mccadam driveway providing off-road parking for up to 4 vehicles.

Garage

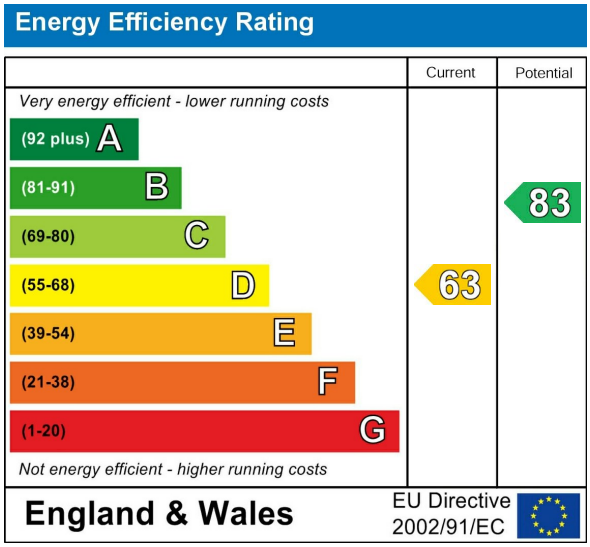
A separate single garage with up and over door, lighting and electricity provides excellent storage or additional parking, if needed.

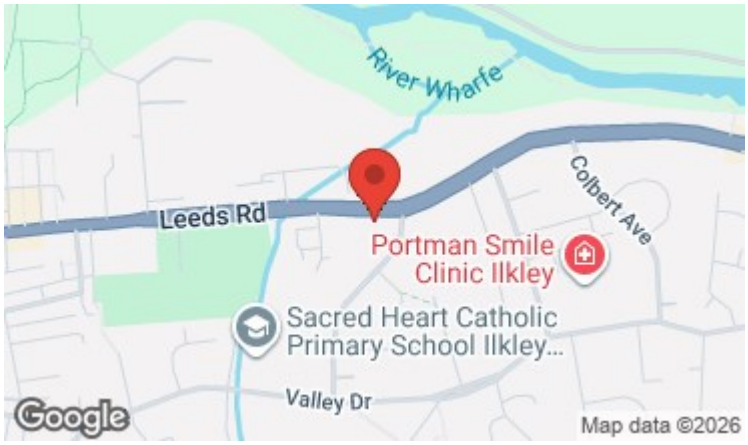
UTILITIES AND SERVICES

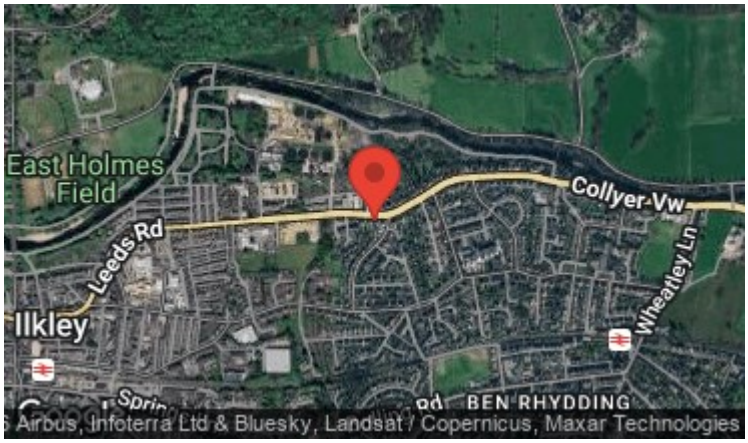
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

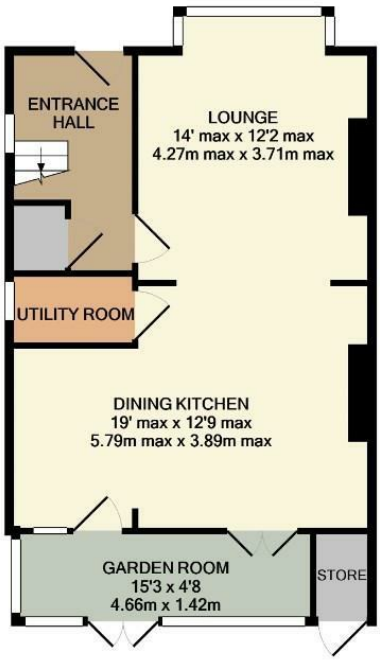
Tel: 01943 968 086

- ***No Onward Chain***
- Well Presented Three Bedroom Semi Detached House
- Recently Decorated And Updated Throughout
- Beautiful Dining Kitchen
- En Suite Facilities To Bedroom One
- Modern Three Piece House Bathroom
- South Facing Garden, Driveway Parking And Garage
- Stunning Views
- Walking Distance To Central Ilkley, Train Station And Schools
- Council Tax Band C

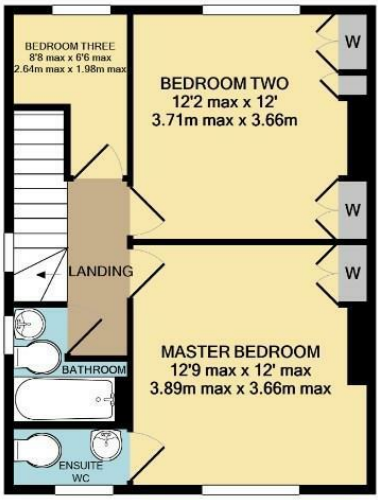




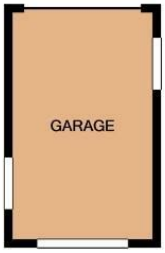




GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 998 SQ.FT. (92.7 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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