

# Harrison Robinson

Estate Agents



**9 Thwaites Avenue, Ilkley, LS29 8EH**

**£415,000**



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## GROUND FLOOR

### Entrance Hall

A solid timber door with four opaque glazed panels opens into a light, airy and welcoming hallway. A side window with opaque glazing enhances the bright atmosphere. Downlighting, wall lights and traditional style radiator. Useful under stairs storage. A carpeted staircase with open wooden spindle balustrade leads to the first floor.

### Lounge

11'11" x 11'10" (3.65 x 3.62)

A lovely lounge benefitting from a double-glazed, leaded, bay window allowing the natural light to flood in. Laminate flooring, radiator and TV point.

### Family Room

17'5" max x 11'7" (5.33 max x 3.54)

A continuation of the living space with the lounge being open into the family room, providing a generous living environment for the family to enjoy and also lending itself perfectly to entertaining being open plan into the dining room and kitchen. Radiator and continuation of the laminate flooring.

### Dining Room

8'3" x 8'2" (2.52 x 2.49)

With room for a family dining table, this works well being situated just off the kitchen and French doors opening onto the large, south facing garden make it conducive to al fresco dining and entertaining in the warmer months. Lovely views up to Ilkley Moor. Continuation of the laminate flooring, unifying this spacious living area, and radiator.

### Kitchen

8'11" x 8'3" (2.74 x 2.52)

Fitted with stylish, contemporary, Shaker style base and wall units with complementary wooden worksurface and upstands over. A Belfast style sink with traditional monobloc tap sits beneath a window affording a pleasant view. Integrated appliances include a Bosch double electric oven, an induction hob with glass splashback and extractor over and a Bosch dishwasher. Useful, fitted cloaks cupboard. Tile effect, vinyl flooring, downlighting and radiator.

### Utility Room

6'5" x 4'11" (1.96 x 1.52)

Fitted with matching cupboards to those of the kitchen and the same wooden worksurface over. Space and plumbing for a washing machine and space for an American style fridge/freezer. Tile effect, vinyl flooring. A window to the side elevation makes for a bright atmosphere.

### W/C

Fitted with a contemporary suite comprising of a vanity washbasin with monobloc tap and mosaic tiled splashback and a concealed cistern w/c in one unit incorporating great storage. Tile effect, vinyl flooring, fitted mirror and window with opaque glazing.

### Cloakroom

A versatile room, an ideal cloakroom or small office. Window to the side elevation.

### FIRST FLOOR

#### Landing

A good-sized, carpeted landing with loft hatch and wall light. A window to the side elevation allows plenty of natural light to flood in.

#### Bedroom One

11'10" x 11'0" (3.62 x 3.36)

A spacious, double bedroom to the front of the property benefitting from a double-glazed, leaded bay window. Fitted wardrobes, carpeting, radiator and TV point.

#### Bedroom Two

11'6" x 11'0" (3.51 x 3.36)

A second great-sized, double bedroom, this time to the rear, south facing elevation enjoying delightful views towards Ilkley Moor. Carpeting and radiator.

#### Bedroom Three

7'4" max x 6'3" (2.26 max x 1.93)

A single bedroom to the front elevation, Leaded, double-glazed window, carpeting and radiator.

### Bathroom

Fitted with a modern, white suite comprising of a panel bath with mains shower over, a pedestal washbasin and a low-level w/c. Fully tiled to the walls, laminate flooring, chrome, ladder, towel radiator and downlighting. Double-glazed window to the south facing elevation.

### OUTSIDE

#### Garage

15'3" x 8'11" (4.65 x 2.74)

A driveway leads to a single, detached garage providing parking for several vehicles.

#### Garden

A large, south facing garden to the rear and side of the property, laid mainly to level lawn - a wonderful environment for children to play. Fencing maintains privacy. There are several patio areas for outdoor furniture - a great spot to sit and enjoy the fabulous moorland views. A timber summerhouse could serve a variety of uses.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property.

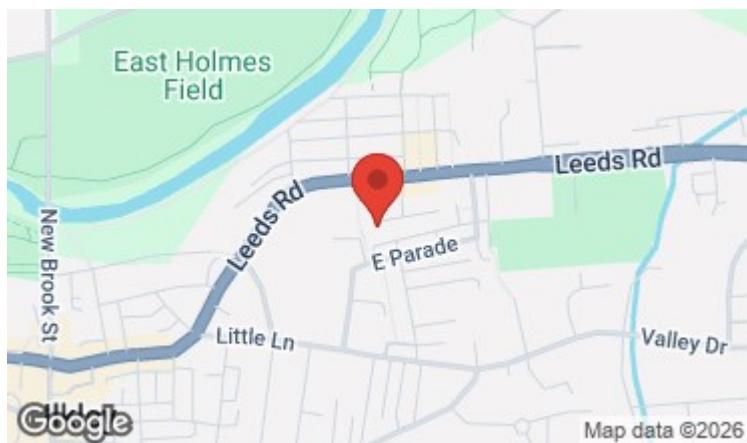
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Extended Three Bedroom Semi-Detached
- Spacious Living Accommodation
- Stylish, Contemporary Kitchen & Separate Utility Room
- Sizeable Corner Plot
- Large, South Facing Garden
- Single Garage & Summerhouse
- Cul De Sac Location
- Lovely Far Reaching Countryside Views
- Close Walking Distance To Central Ilkley, Excellent Schools & Train Station
- Council Tax Band C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 985 SQ.FT. (91.7 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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