



5 Stanfield Close, ILKLEY, LS29 8FF
£355,000



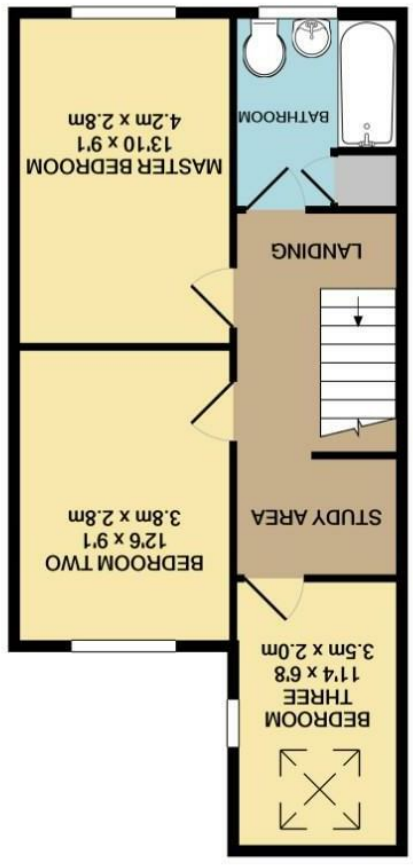
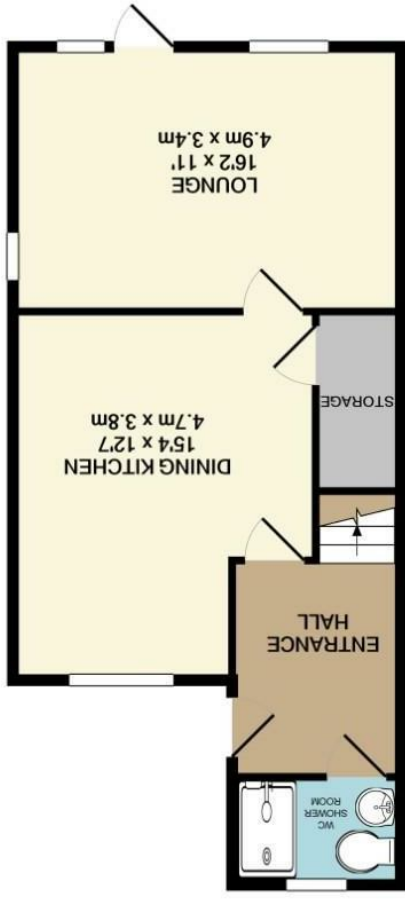
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GROUND FLOOR
APPROX. FLOOR AREA 486 SQ.FT. (45.1 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA 486 SQ.FT. (45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 SQ.M.)



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GROUND FLOOR

Entrance Hall

A composite door with obscure glazed panels opens into a spacious hallway with high quality, wood effect flooring. Ideal for kicking off muddy shoes and boots after a long walk in the surrounding countryside or greeting friends and family. Radiator, alarm pad and smoke alarm.

Shower Room

A most useful, wet room style, shower room with electric wall shower, low level W.C. and hand basin with chrome taps with tiled splashback. Large, stone effect wall tiling. A double-glazed window with obscure glazing allows natural light. Downlighting, extractor fan, radiator.

Dining Kitchen

15'5" x 12'5" (4.7 x 3.8)

A lovely, spacious dining kitchen, fitted with a smart, contemporary range of white, high gloss units with complementary, dark grey worksurfaces over, incorporating a stainless-steel sink with mixer-tap, sitting beneath a double glazed window with views to the front elevation and with contemporary, yellow, metro tiling. Integrated appliances include a stainless-steel, eye level oven with grill, a black induction hob with matching splashback and chimney extractor. Integral appliances include a fridge/freezer, dishwasher and washing machine. A cupboard houses the central heating boiler. There is ample space for a family dining table, one can imagine many happy times entertaining friends and family here. Downlighting, radiator and continuation of high quality, wood effect flooring. Door into deep under stairs storage cupboard with useful shelving, also housing the consumer unit and currently a free standing freezer. A half-glazed door leads into:

Lounge

16'0" x 11'1" (4.9 x 3.4)

A bright and airy sitting room, with light flooding in through the west facing, uPVC, double glazed French doors which lead out into the private rear garden and also through an obscure, double glazed side window and further large window overlooking the garden. Carpeted flooring, radiator, wall mounted central heating controls for the ground floor. On a summer's day with the patio doors open, this is the perfect spot to sit and relax or unwind after a hard day's work. There is a lovely sense of peace and calm and one could imagine many happy times here watching the children play in the garden.

FIRST FLOOR

Landing

A wide, carpeted staircase with handrail leads from the hallway to

the first-floor landing where there is ample room for an office area for those now working from home. Other properties in the cul de sac have added high quality, fitted shelving and a desk to provide a useful working space. Radiator, hatch with fitted, pull down ladder gives access to a boarded out loft. One could convert this space into a fourth bedroom (STPC) Doors open into two double bedrooms, a good sized single bedroom and the house bathroom.

Master Bedroom

13'9" x 9'2" (4.2 x 2.8)

A great sized, double bedroom to the rear elevation with a view over the garden. Carpeted flooring, radiator, TV aerial socket.

Bedroom Two

12'5" x 9'2" (3.8 x 2.8)

A further good-sized double bedroom with double-glazed uPVC window to the front elevation with radiator beneath. Carpeted flooring, wall mounted, central heating control for the first floor. TV aerial socket, high ceiling.

Bedroom Three

11'5" x 6'6" (3.5 x 2)

A spacious, single bedroom with Velux window with fitted blind and full-length, double-glazed window to the side elevation. Carpeted flooring, radiator, TV aerial socket. This would work equally well as a nursery, study or snug.

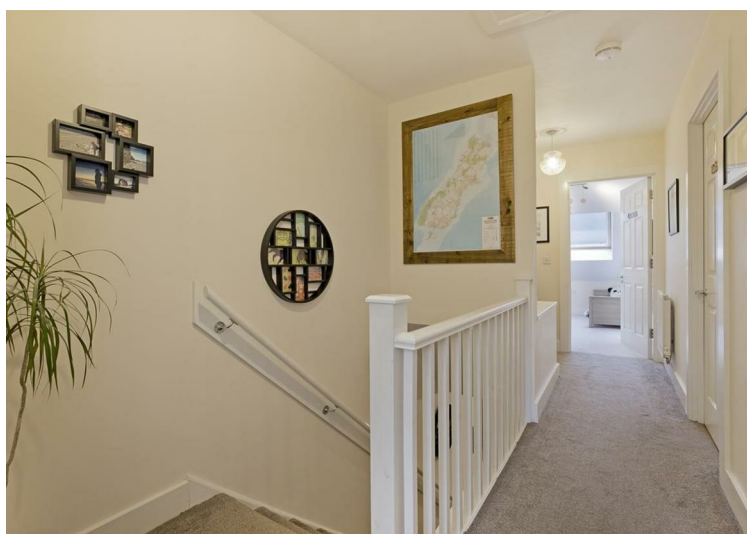
Bathroom

A smartly presented house bathroom with white three-piece suite including a low level WC, pedestal hand basin with chrome taps and panel bath with glass shower screen with chrome thermostatic shower over. Vinyl flooring, neutral wall tiles, double glazed window with obscure glazing to the rear of the property, downlighting, extractor fan, radiator. Deep, fitted cupboard with useful shelving.

OUTSIDE

Garden and Parking

To the front the house is well set back from the road, benefitting from a low maintenance lawned area with mature borders and smart, block paved driveway providing parking for two vehicles. A paved pathway leads around to the rear garden through a wooden gate and also to the composite front door. Outside security light. To the rear, a good sized, west facing, family garden with a lawned area and spacious, flagged patio with ample room for a dining table and chairs, smart fencing to three sides maintains a good degree of privacy and security. Garden shed to house all the family's paraphernalia. This is a wonderful spot in which to relax and enjoy the peace and quiet with a glass of wine or to read a good book with a cup of tea in the sunshine.



- Three Bedroom Semi Detached House
- Very Well Presented Throughout
- Spacious Dining Kitchen
- West Facing Private Rear Garden
- Solar Panels with Very Low Running Costs
- Driveway Parking for Two Vehicles
- Walking Distance to Ilkley and Train Station
- Highly Sought After Cul de Sac Location
- NO ONWARD CHAIN

