

Harrison Robinson

Estate Agents



33 North Parade, Ilkley, LS29 8JN

Price Guide £315,000

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GROUND FLOOR

Entrance Porch

A smart entrance door with glazed panel opens into an entrance porch, ideal for kicking off shoes and boots after a walk on the moor. Tiled flooring, double glazed window. A door opens into:

Lounge / Kitchen

21'11" x 13'1" (6.7 x 4.0)

A well presented, spacious lounge area with carpeted flooring, double glazed window and radiator with ample space for comfortable furniture. A door opens to a carpeted staircase leading to the first floor of the property. Open to a smartly presented kitchen with a range of cream Shaker style fitted cupboards with stainless steel handles, complementary worksurfaces and metro tiling to splashbacks. Appliances include electric oven and grill, four ring electric hob with stainless steel extractor over and dishwasher. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the rear. Downlighting, wood effect vinyl flooring, radiator. A half glazed, uPVC stable door leads out to the rear courtyard garden.

FIRST FLOOR

Landing

A carpeted staircase with handrail leads to a half landing where a double glazed window to the rear allows natural light. A further, short flight of stairs leads to a landing area with doors opening into two bedrooms and the house bathroom. A door opens to a second staircase leading up to the master bedroom on the second floor. White timber balustrading.

Bedroom Two

13'5" x 10'9" (4.1 x 3.3)

A good sized double bedroom to the front elevation with carpeted flooring, radiator and double glazed window.

Bedroom Three

7'10" x 7'6" (2.4 x 2.3)

A single bedroom to the rear of the house with carpeted flooring, radiator, wardrobe and double glazed window.

Bathroom

A modern, three piece house bathroom with low level W.C., handbasin with chrome mixer tap set in vanity drawers and panel bath thermostatic drench shower with additional attachment, chrome taps and glazed screen. White wall tiling, extractor, slate effect, vinyl flooring. Chrome, ladder style heated towel rail, wall mounted LED mirror, downlighting.

SECOND FLOOR

Master Bedroom

15'1" x 13'5" (4.6 x 4.1)

A carpeted staircase with white timber balustrading leads to a good sized double bedroom with carpeted flooring, radiator and large, double glazed window enjoying delightful views up to Ilkley Moor and the iconic Cow and Calf Rocks. Downlighting, door into:

En Suite Shower Room

A well presented, three-piece shower room with low level W.C., handbasin with chrome mixer tap set in vanity drawers and shower cubicle with thermostatic shower, curved glazed screens and white wall tiling. Wall mounted LED mirror, chrome, ladder style heated towel rail, downlighting, Velux. Slate effect, vinyl flooring.

OUTSIDE

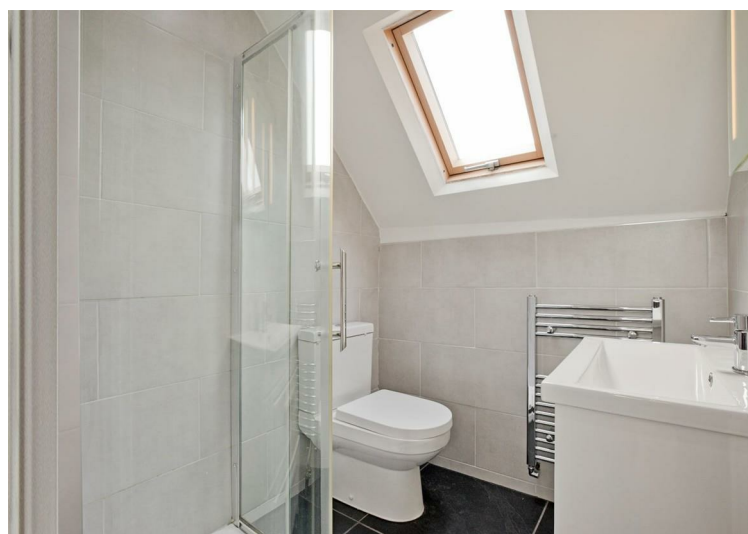
Garden

A uPVC stable door from the kitchen leads out to the low maintenance, paved and gravelled, West facing courtyard garden. With space for flowering pots and outdoor furniture this is a lovely sunny spot to enjoy al fresco dining. Two external stores provide great storage. A timber gate leads to the quiet, rear access lane. To the front of the property there is a further, gravelled garden with a paved pathway leading to the entrance porch.


UTILITIES AND SERVICES

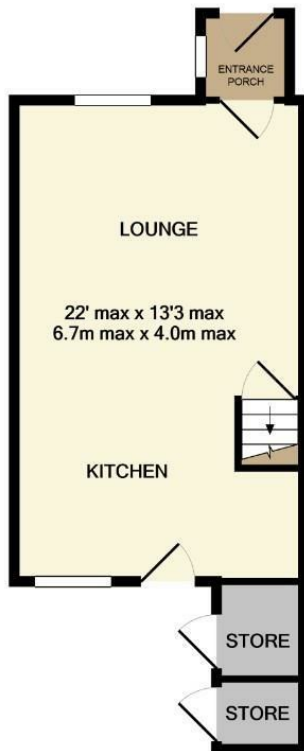
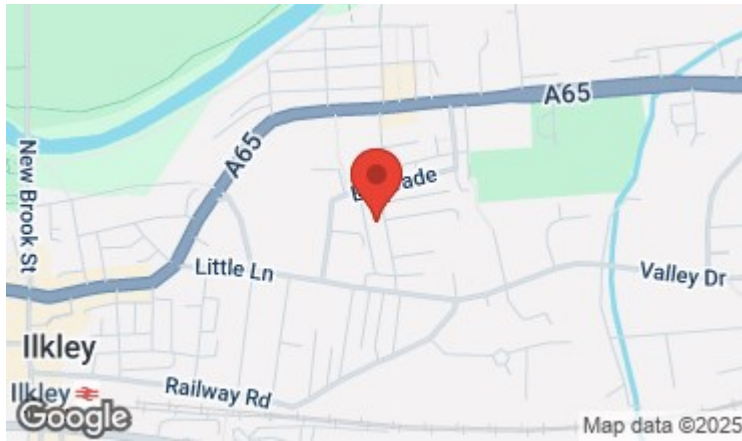
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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

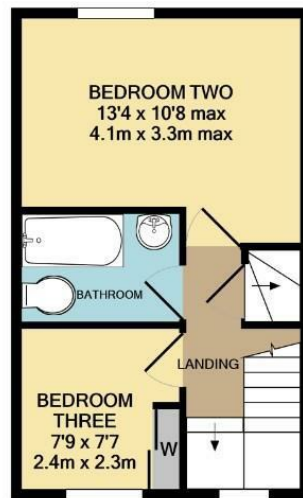


- ***No Onward Chain***
- Immaculately Presented Three Bedroom Mid Terraced House
- Open Plan Kitchen / Lounge
- Master Bedroom With En Suite Shower Room
- Well Presented Three Piece House Bathroom
- Decorated And Updated Throughout
- Delightful Views Up To Ilkley Moor
- Great Central Ilkley Location
- Walking Distance To Train Station
- Council Tax Band B

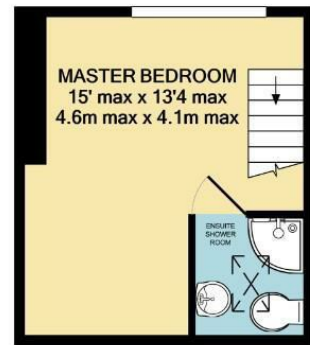
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 190 SQ.FT.
(17.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk