

# Harrison Robinson

Estate Agents



**12 Victoria Grove, Ilkley, LS29 9BN**

**Price Guide £450,000**



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## GROUND FLOOR

### Reception Hall

16'2" x 11'6" (4.95 x 3.51)

A smart composite door with obscure glazed panels opens into a spacious, extended reception hall. An obscure glazed side window allows natural light. Oak panelled doors open into a modern, three-piece shower room and dining room, which is open to the kitchen. Laminate flooring, radiator. A recessed cupboard houses the central heating boiler and washing machine.

### WC Shower Room

With low level w/c, wall hung hand basin with chrome mixer tap and shower cubicle with thermostatic shower. Attractive, stone effect wall tiling, downlighting, extractor. Obscure glazed window, continuation of the laminate flooring.

### Dining Room

12'3" x 7'11" (3.74 x 2.43)

A spacious room, open to the kitchen, with ample room for a family dining table. Downlighting, laminate flooring, radiator, double glazed window to side elevation. A half glazed timber door leads to the lounge.

### Kitchen

10'0" x 7'11" (3.06 x 2.43)

A smartly presented, light and airy kitchen courtesy of a large double glazed window overlooking the south facing rear garden and a large Velux. Fitted with a range of soft grey base and wall units with metal door knobs and cup handles with marble effect work surfaces and attractive tiling to splashbacks. Integral appliances include an electric oven and grill with four ring electric hob with extractor over. Space and plumbing for an under counter fridge and dishwasher. A one and a half bowl, black inset sink with chrome mixer tap sits beneath the large window with a great view over the garden. Exposed beam, laminate flooring, a half obscure glazed uPVC door leads out to the garden.

### Lounge

22'2" x 11'11" (6.77 x 3.65)

A great sized sitting room running from the front to the back of the property with uPVC sliding doors leading out to the south facing patio. A recessed fireplace with stone hearth houses an electric stove. A double glazed window to the front elevation overlooks the lawned fore garden. Carpeted flooring, two radiators. A carpeted staircase with white wooden balustrading leads up to the first floor landing.

## FIRST FLOOR

### Landing

A carpeted staircase leads up to the landing, where doors open into three, newly decorated double bedrooms and the brand new, four-piece house

bathroom. A hatch with fitted ladder gives access to the part boarded loft. A recessed cupboard provides storage.

### Bedroom One

14'4" x 8'11" (4.37 x 2.74)

A generously proportioned double bedroom to the front of the property with a double glazed window affording lovely long distance views. Carpeted flooring, radiator.

### Bedroom Two

13'8" x 7'6" (4.17 x 2.30)

A double bedroom to the rear of the house with a double glazed window overlooking the rear, South facing garden and area of woodland beyond. Carpeted flooring, radiator.

### Bedroom Three

11'3" x 8'2" (3.43 x 2.49)

A further double bedroom to the front of the property with double glazed window affording lovely, long distance views. Carpeted flooring, radiator.

### Bathroom

A newly installed four-piece house bathroom comprising a low level w/c, pedestal hand basin with chrome mixer tap, bath with tiled side with chrome taps and a shower cubicle with electric shower and curved, glazed doors. Attractive, stone effect wall tiling, stone effect vinyl flooring, chrome, ladder style heated towel rail. Downlighting, obscure glazed window to rear.

## OUTSIDE

### Garden

The property enjoys a good sized, south facing, private rear garden with two areas of level lawn, borders with mature planting and a paved patio area, perfect for al-fresco dining and soaking up the sun. There is a covered seating area to the rear corner, the ideal spot to sit by the fire pit on an evening whilst enjoying a glass of your favourite tipple. To the rear is a wooden storage shed. Mature hedging and smart fencing maintain privacy. A secure gate leads out to the pathway to the rear of the property where there is a delightful area of woodland and a paved pathway leads round to the front of the house via a secure composite door. To the front there is a lawned area with fencing to one side.

### Driveway Parking

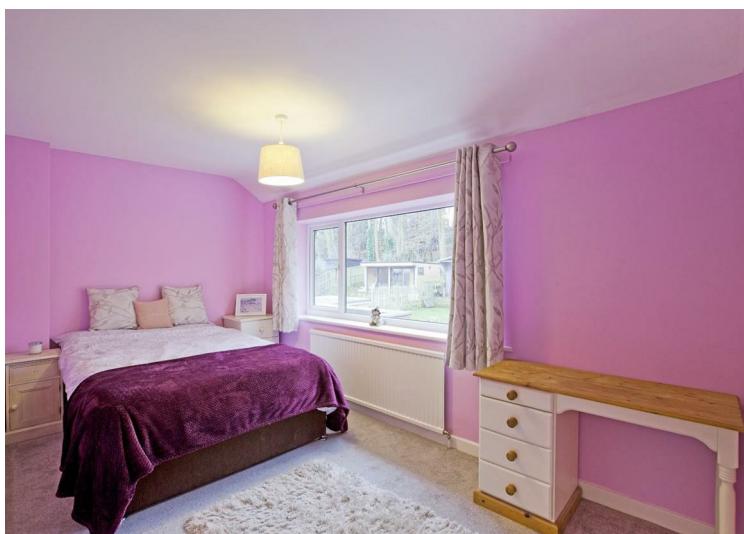
A smart block paved driveway provides parking for two vehicles.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

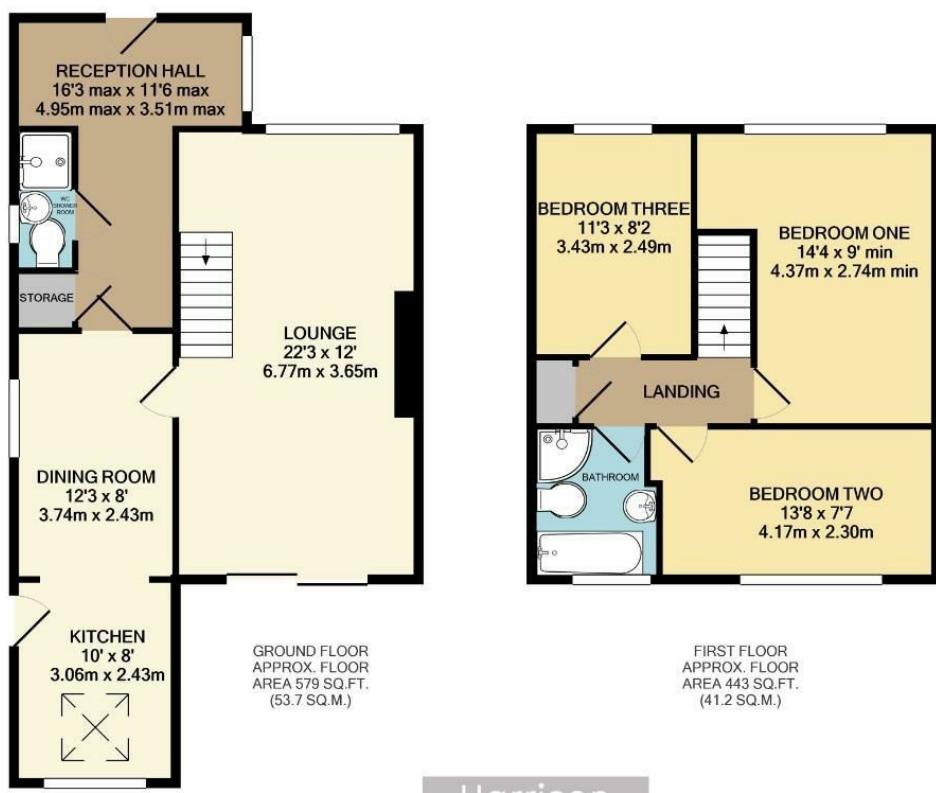
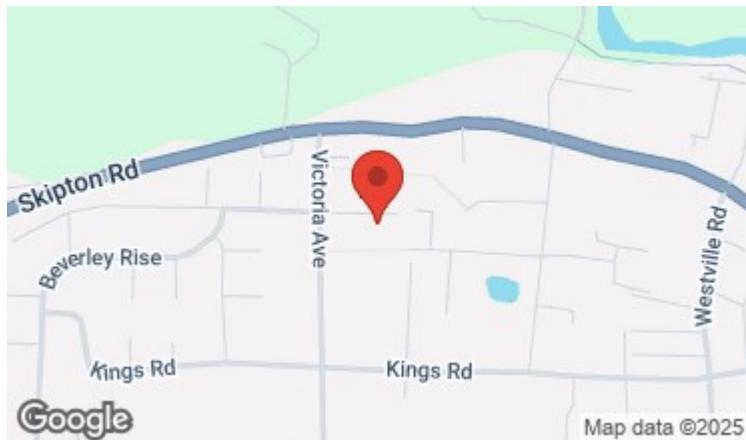
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- Three Double Bedroom Semi Detached House
- Good Sized Private South Facing Garden
- New Four-Piece House Bathroom
- Contemporary Downstairs Shower Room
- Extended Entrance Area
- Modern Fitted Kitchen
- Lovely Far Reaching Views
- Cul De Sac Location
- Walking Distance To Train Station And Excellent Schools
- Council Tax Band D

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	
(69-80) C	75	
(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 1022 SQ.FT. (94.9 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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