Harrison Robinson

Estate Agents

26 Skipton Road, Ilkley, LS29 9EP

Guide Price £425,000

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GROUND FLOOR

Entrance Hall
A solid timber entrance door with glazed panes and transom light opens into a beautifully presented entrance hall with tiled flooring, picture rail, coving and high ceiling. Radiator with radiator cover, a door opens into the dining kitchen. A carpeted staircase leads to the first floor of the property.

Dining Kitchen
13'3" x 12'4" (4.06 x 3.76)
Beautifully presented with a range of fitted cabinetry with stainless steel handles, solid wood worksurfaces and metro tiling to splashbacks incorporating a central island with Quartz worktop. Appliances include electric oven with electric hob and stainless steel extractor over and space and plumbing for a dishwasher and large fridge freezer. A Belfast style sink with mixer tap sits beneath a double glazed window looking out to the rear. The original stone flooring adds to the charm of this room which enjoys a lovely, sociable feeling being open to the lounge. A part glazed door leads out to the decked area to the rear whilst a further door gives access to the cellar / utility room on the lower ground floor.

Lounge
12'4" x 12'0" (3.78 x 3.66)
A charming lounge to the front of the property with solid wood flooring, radiator beneath a radiator cover and large double glazed window overlooking the front garden enjoying views up to the moor. This is a lovely room in which to relax with space for comfortable furniture. A log burning stove on a stale hearth with a white timber surround is a delightful focal feature of this room.

LOWER GROUND FLOOR

Cellar / Utility Area
13'3" x 12'4" (4.04 x 3.78)
A well presented, useful cellar room with space and plumbing for a washing machine and tumble dryer, also housing the gas central heating boiler and providing excellent storage.

FIRST FLOOR

Landing
A return, carpeted staircase with timber handrail leads to the first floor of the property where doors open into two double bedrooms and the house bathroom. Fitted cupboards provide storage, a double glazed window to the rear allows natural light. A door gives access to a staircase leading to the master bedroom on the second floor.

Bedroom Three
12'0" x 10'6" (3.66 x 3.22)
A light and airy double bedroom to the front of the house with carpeted flooring, fitted wardrobe, radiator and double glazed window enjoying a direct view up to Ilkley Moor. Currently arranged as a home office this room is most flexible in use.

Bedroom Two
12'4" x 10'6" (3.76 x 3.22)
A good sized double bedroom to the rear elevation with carpeted flooring, fitted wardrobe, radiator, original fireplace and double glazed window.

Bathroom
Very well presented in a beautiful, traditional style with low level W.C., circular handbasin with mixer tap set in a bespoke vanity unit and freestanding, claw foot bath with drench shower and telephone style shower attachment. Attractive metro tiling to walls and splashback, complementary floor tiles, obscure double glazed window.

SECOND FLOOR

Master Bedroom
15'1" x 12'5" (4.62 x 3.81)
A part glazed door opens to a carpeted staircase leading up to the stunning master bedroom served by a large, contemporary styled en suite shower room. With carpeted flooring, traditional style radiator, exposed painted beam, recessed ceiling lights and Velux enjoying wonderful views. There is plenty of under eaves boarded storage.

En Suite Shower Room
Immaculately presented with low level W.C., circular handbasin with mixer tap set in a bespoke vanity unit and large, walk-in shower with thermostatic drench shower plus additional shower attachment, with attractive wall tiling and fixed glazed screen. Complementary floor tiles, traditional style radiator, recessed ceiling lights, large, obscure double glazed windows to rear.

OUTSIDE

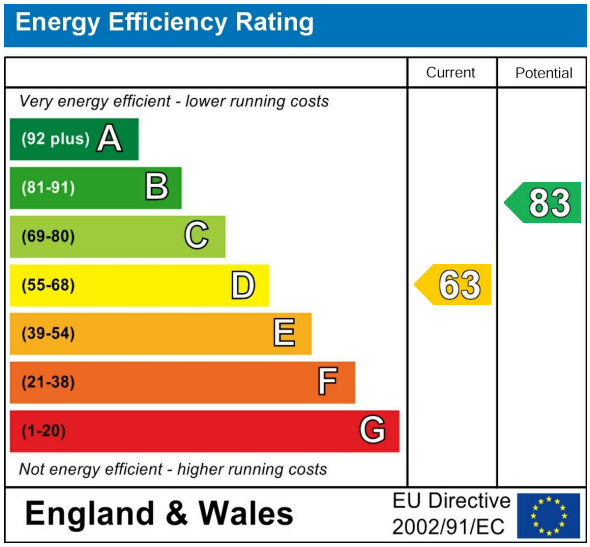
Gardens
The property benefits from a charming, south facing front garden with a gravelled area, ideal for outdoor furniture, with attractive, mature shrubs and stone pathway leading to the entrance door. To the rear the current owners have created a delightful, covered, decked area with space for a bistro set.

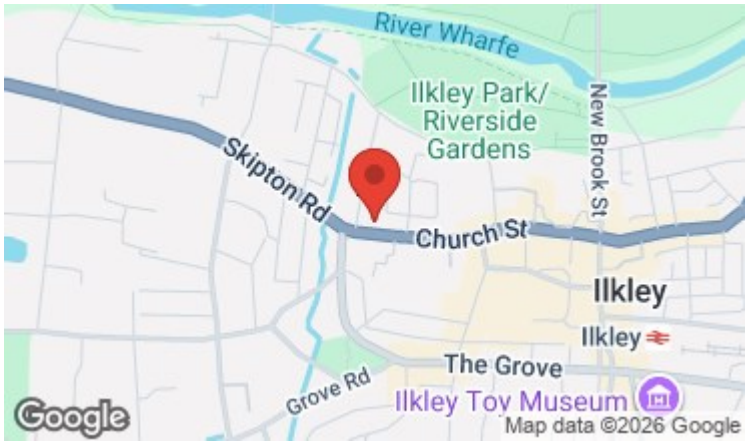
Parking
There is parking available to the rear of the house and on street parking nearby with resident's permit and one visitor permit.

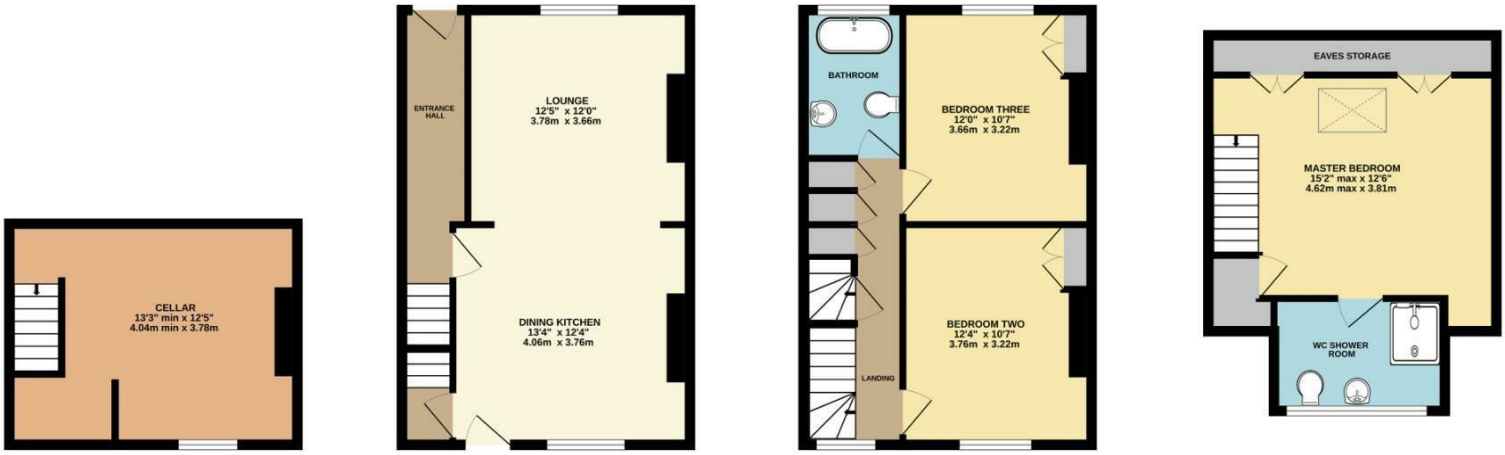
UTILITIES AND SERVICES
The property benefits from mains gas, electric and drainage.
Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage where it is shown that Ultrafast Broadband is available to the property.

Tel: 01943 968 086

- Delightful Three Double Bedroom Mid Terraced Property
- Convenient Central Ilkley Location
- Stunning Views To Ilkley Moor
- Charming Open Plan Kitchen Living Room With Log Burning Stove
- Beautiful Traditional Style House Bathroom
- Spacious Master Bedroom With Contemporary En Suite Shower Room
- Useful Cellar / Utility Room
- Walking Distance To Train Station And Excellent Schools
- Close To Central Ilkley Amenities
- Council Tax Band D







BASEMENT
195 sq.ft. (18.1 sq.m.) approx.

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

FIRST FLOOR
384 sq.ft. (35.6 sq.m.) approx.

SECOND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

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TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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