

# Harrison Robinson

Estate Agents



**19, Rowan Court Old Bridge Rise, Ilkley, LS29 9HH**

**Price Guide £425,000**



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### GROUND FLOOR

#### Entrance Hall

A part glazed entrance door opens into an entrance hall, where doors lead into a good sized utility room and cloakroom with w/c and handbasin. A short flight of carpeted stairs leads to a half landing, where one finds the smartly presented breakfast kitchen. Laminate flooring, radiator, under stairs storage.

#### Utility Room

9'2" x 8'9" (2.80 x 2.68)

With a range of wood effect, fitted base and wall units with stainless steel handles and grey work surface. With space and plumbing for a number of under counter appliances, vinyl flooring, downlighting, extractor. Door into:

#### WC

With low level w/c and handbasin set in a vanity cupboard with chrome mixer tap. White, ladder style heated towel rail, downlighting, extractor. Wall tiling, laminate flooring.

### FIRST FLOOR

#### Breakfast Kitchen

12'0" x 8'6" (3.68 x 2.61)

A return, carpeted staircase leads to a half landing, where a door opens to the smartly presented with a range of white and wood effect base and wall units with complementary work surface, upstands and glass splashbacks incorporating a small breakfast bar, a lovely spot to sit and enjoy a coffee. Integral appliances include fridge freezer, electric oven and grill, induction hob with extractor over and dishwasher. Inset stainless steel sink with chrome mixer tap, downlighting, vinyl flooring. A large, double glazed window to the front of the property enjoys a lovely, open view.

#### Landing

The carpeted stairs continue to a first floor landing with doors opening to a generously proportioned lounge/dining room and bedroom three to the front of the property.

#### Lounge / Dining Room

25'5" x 18'8" (7.76 x 5.69)

A great sized room with ample space for comfortable furniture and a large family dining table, if desired. Carpeted flooring, three radiators, double glazed windows to both front and rear allowing an abundance of natural light in addition to sliding patio doors leading out to the south facing garden. A half glazed, uPVC door also gives access to the rear garden. A coal effect, gas fire with a stone surround and hearth is a lovely focal feature to this room.

#### Bedroom Three

12'2" x 8'7" (3.71 x 2.64)

A dual aspect, double bedroom to the front elevation with carpeted flooring, radiator and a range of pale wood effect cupboards, desk, wardrobes and drawers. This room enjoys lovely, leafy views.

### FIRST FLOOR

#### Landing

The staircase continues to the second floor, where one finds two, further double bedrooms, both with fitted wardrobes, and a three-piece house bathroom.

#### Bedroom One

16'4" x 9'8" (5.00 x 2.95)

A good sized double bedroom to the rear of the property with double glazed window enjoying a great view up to the moor and over the rear garden. With carpeted flooring, radiator and a range of fitted wardrobes and drawers.

#### Bedroom Two

12'11" x 8'11" (3.94 x 2.72)

A third double bedroom with carpeted flooring, radiator and double glazed window enjoying fantastic views of Ilkley Moor.

#### Bathroom

A three-piece house bathroom with low level w/c with concealed cistern, hand basin with chrome mixer tap and panel bath with thermostatic shower and folding, glazed screen. Neutral wall tiling, vinyl flooring, obscure, double glazed window, downlighting.

### OUTSIDE

#### Garage

The property benefits from a single garage with up and over door, power and lighting.

#### Driveway Parking

There is driveway parking for one vehicle in front of the garage.

#### Gardens

The property enjoys a delightful, south facing rear garden with raised, decked area perfect for al fresco dining, gravelled areas with pretty borders and a pathway leading to a timber gate and stone wall giving access to Skipton Road leading to the town centre, which is only a short stroll.

### UTILITIES AND SERVICES

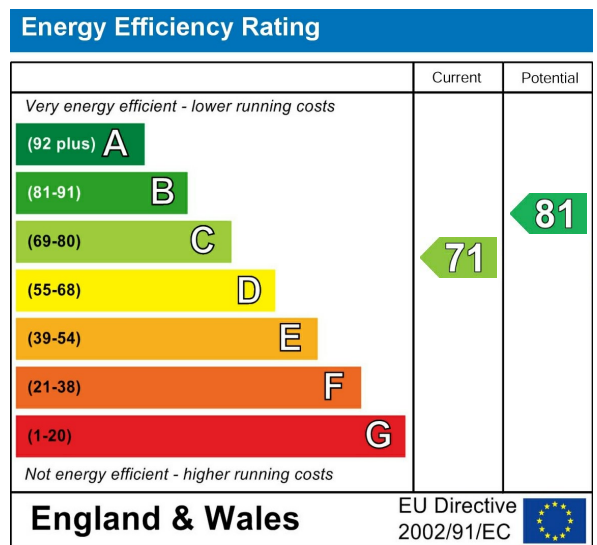
The property benefits from mains gas, electricity and drainage.

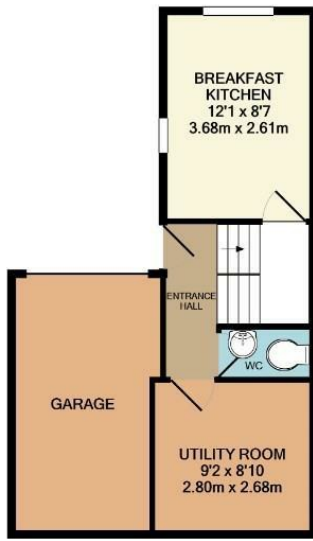
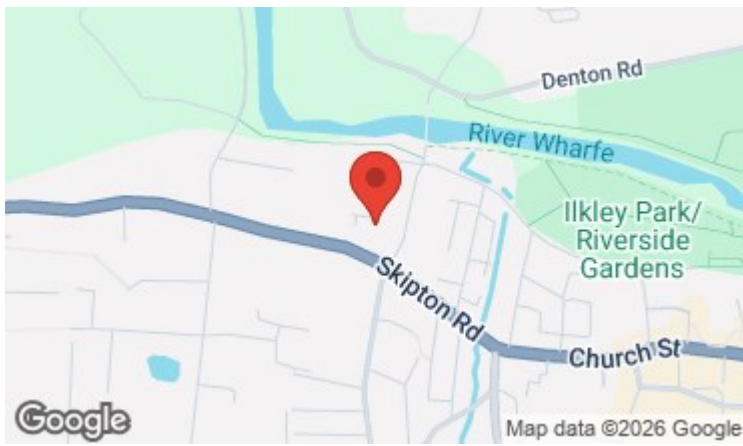
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- \*\*\*No Onward Chain\*\*\*
- Well Presented Three Double Bedroom Townhouse
- South Facing Rear Garden
- Walking Distance To Ilkley Centre, Train Station And Schools
- Delightful Long Distance Views
- Modern Fitted Kitchen
- Spacious Lounge
- Utility Room And Single Garage
- Off Road Parking
- Council Tax Band E

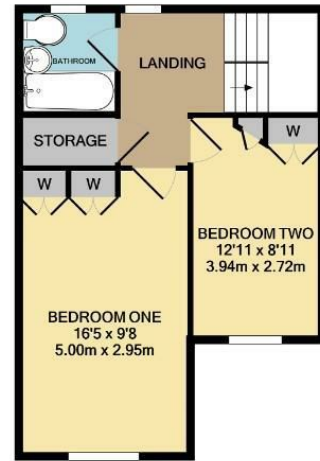




LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.6 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.