

# Harrison Robinson

Estate Agents



**17 Rombald Grange, Ilkley, LS29 9JL**

**£444,950**



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## GROUND FLOOR

### Entrance Hall

A white composite door with attractive, leaded inset panel opens into a spacious reception hallway with smart Karndean flooring and radiator, leading to:

### WC

Comprising of a white low flush w/c, wash hand basin with vanity drawers and attractive tiled splashback, radiator and Karndean flooring.

### Lounge

13'5" x 11'9" (4.1 x 3.6)

A perfect living area, bright and spacious with an attractive bay window to the front, affording a good amount of natural light. This well-proportioned lounge features double glazed French doors to the rear garden, which provide access to the garden, Karndean flooring, two radiators.

### Dining Area

10'2" x 9'10" (3.1 x 3.0)

A spacious dining area with Karndean flooring with ample room for a dining table. Open to:

### Kitchen

9'10" x 9'10" (3.0 x 3.0)

A beautifully presented, recently fitted kitchen with white, high gloss base and wall units and drawers with under cabinet lighting with Quartz worksurfaces and upstands and a range of integrated appliances including electric oven and grill, dishwasher and induction hob with extractor over and Quartz splashback. Downlighting, space for a fridge freezer, inset sink with chrome mixer tap beneath a double glazed window to the rear of the property. Wood effect flooring, open to dining area. A deep, walk-in pantry is a useful storage area.

## FIRST FLOOR

### Landing

A return, carpeted staircase lead to a spacious landing area with loft access and useful storage cupboard. Doors open into three bedrooms and the house bathroom.

### Master Bedroom

13'1" x 10'2" (4.0 x 3.1)

Having a double glazed dormer window to the front elevation

affording delightful views up to the Cow and Calf, with carpeted flooring and radiator.

### Bedroom Two

10'5" x 9'10" (3.2 x 3.0)

A good sized room having a double glazed Velux window to the rear overlooking the garden with views towards Ilkley Moor. This light and airy bedroom further benefits from a single radiator and carpeted flooring.

### Bedroom Three

10'2" x 9'6" (3.1 x 2.9)

A double glazed Velux window to the rear lets the light flood into this bedroom, again giving views over the garden and the moors beyond, single radiator and carpeted flooring.

### Shower Room

A good sized shower room having a double glazed dormer window to the front with obscure glazing. With large, walk-in shower with thermostatic shower and glazed screen, wash hand basin with chrome mixer tap set in a vanity drawer and low level w/c. Large ceramic wall tiles and radiator. Downlighting, laminate flooring.

## OUTSIDE

### Garden

The property is situated within a private setting which provides the residents with well maintained communal grounds, allocated parking, and visitors parking. To the rear of the property there is a charming, private and enclosed, part paved patio ideal for al-fresco dining and flowering pots. Fencing maintains privacy.

### TENURE

We are advised by our vendors that the property is leasehold with the remainder of a 999 year lease from 2003.

The service charge is £1300 a year and includes the ground rent, gardening, lighting of the common areas and contributes to the sinking fund for larger maintenance projects such as cutting back the larger trees in the grounds.

### UTILITIES AND SERVICES

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

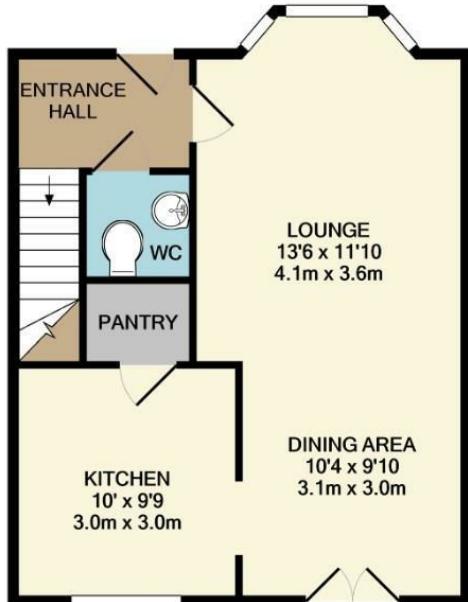
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



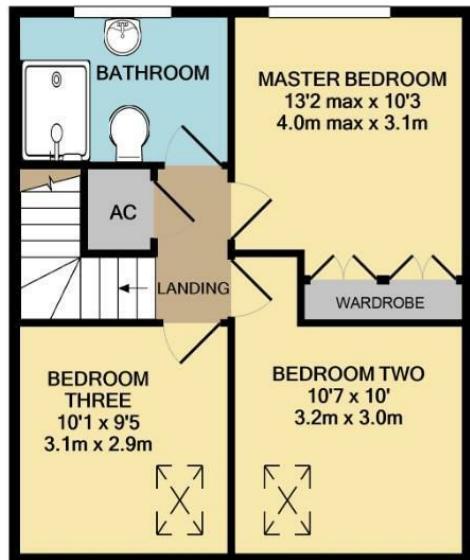
- **\*\*\*No Onward Chain\*\*\***
- Three Bedroom Mews Cottage
- Recently Fitted Beautiful Kitchen
- Small Private Development
- Immaculately Presented Throughout
- Patio Garden & Delightful Communal Grounds
- Spacious Living Room
- Allocated Parking Space
- Walking Distance To Ilkley Town Centre And 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	88	
(69-80) C	77	
(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	



GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 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.