

# Harrison Robinson

Estate Agents



**109 Skipton Road, Ilkley, LS29 9BJ**

**Price Guide £620,000**

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### GROUND FLOOR

#### Entrance Hall

A sturdy timber door with two glazed, leaded panels with glazed, leaded transom light over opens into a spacious reception hall with original, stripped pine doors opening into the lounge and dining kitchen. High ceilings, deep cornicing, deep skirtings and ceiling rose. Carpeted flooring, radiator and wall lights. Ample room for a piece or two of furniture and space to hang coats if desired. A door opens onto a staircase leading down to the cellar. A carpeted staircase with original, timber balustrading and wooden panelling leads to the spacious first floor landing.

#### Lounge

15'7" x 14'4" (4.75 x 4.39)

A generously proportioned lounge to the front of the property with bay window overlooking the front garden with stunning, far reaching countryside views beyond. A fireplace with pine fire surround and attractive, decorative, tiled slips housing an open fire creates a lovely, focal point to the room. Shelving to one alcove. Deep cornicing and skirting boards. Wall lights, radiator, carpeting and TV point.

#### Dining Kitchen

20'0" x 16'0" (6.10 x 4.88)

A great-sized dining kitchen fitted with cream, Shaker style base and wall units with wood block effect, laminate worksurface over and cream Metro tiled splashback. A stainless-steel one and a half bowl sink and drainer with monobloc tap sits in front of a sash window providing a pleasant outlook over the rear garden. Integrated appliances include a stainless-steel, electric oven and four ring gas hob over. Original floor to ceiling cupboards provide additional storage. A breakfast bar is a great spot to sit and enjoy a coffee. Practical, vinyl flooring. The dining area is of wonderful proportions with room for a large, family dining table. A stunning fireplace, once again with an open fire enhances the charm of this lovely, south facing room with light flooding in through twin sash windows. Further character features include deep cornicing, skirtings and picture rail. Carpeting to the dining area and radiator.

#### Utility Room

11'9" x 6'3" (3.60 x 1.91)

A timber entrance door from the rear garden opens into a good-sized utility room, fitted with cream, Shaker style, wooden fronted base and wall units with wood, block effect, laminate worksurface over with cream, Metro tiled splashback. Space and plumbing for washing machine and space for tumble drier and fridge/freezer. Wall-mounted Baxi central heating boiler. A stainless-steel sink with drainer and monobloc tap sits beneath a sash window overlooking the rear garden. Vinyl flooring and radiator.

### BASEMENT LEVEL

#### Cellar

Stone steps lead down from the hallway into a suite of cellar rooms.

### FIRST FLOOR

#### Landing

A good-sized, carpeted landing with access to three bedrooms and the house bathroom.

#### Bedroom Two

13'6" x 13'3" (4.14 x 4.04)

A most spacious, double bedroom to the front elevation enjoying stunning Wharfe valley views through the sash window with secondary glazing. Fitted wardrobes, cornicing, carpeting and radiator.

#### Bedroom One

16'0" x 10'11" (4.88 x 3.35)

A wonderful, light and airy room of fabulous proportions. The natural light floods in

through the south facing sash window providing a lovely moorland view. A beautiful, marble fireplace with decorative, tiled hearth enhances the characterful feel of this charming bedroom. Carpeting and radiator.

#### Bedroom Five

8'11" x 7'3" (2.74 x 2.22)

A good-sized, single bedroom, ideal as a children's nursery or home office, benefitting from delightful, far reaching valley views through the sash window with secondary glazing. Dado rail, carpeting and radiator.

#### Bathroom

A large, four-piece house bathroom, fitted with a panel bath, a fully tiled, shower cubicle with glazed door and mains shower, a pedestal washbasin and low-level w/c. Pine cupboards house the water tank and provide towel/linen storage. Two sash windows with opaque glazing make for a bright atmosphere. Vinyl flooring and radiator.

### SECOND FLOOR

#### Landing

The carpeted staircase with beautiful, wooden balustrade continues to the second floor carpeted landing leading to two further generous double bedrooms and a shower room. A roof light allows the natural light to flood in.

#### Bedroom Four

15'8" x 13'3" (4.78 x 4.04)

A wonderfully spacious, double bedroom, which enjoys beautiful, far reaching countryside views. A painted, cast iron fireplace is a lovely feature. Carpeting and radiator. A door opens into:

#### Dressing Room

8'11" x 5'2" (2.74 x 1.58)

A good-sized, useful dressing room with ample space to add fitted wardrobes. A Velux window lends ample natural light and affords the beautiful valley views.

#### Bedroom Three

14'9" x 11'1" (4.50 x 3.38)

Last, but no means least. Yet another generous, double bedroom to the rear elevation benefitting from a dormer window providing a wonderful view towards Ilkley Moor. Carpeting and radiator.

#### WC Shower Room

A great-sized shower room to support both second floor bedrooms. Comprising of a glazed shower cubicle with Mira electric shower, a pedestal washbasin and a low-level w/c. Velux style window, vinyl flooring and radiator.

### OUTSIDE

#### Garden

The property sits well back from the roadside and benefits from a long tiered garden, laid mainly to lawn. To the rear one finds a lawned and gravelled, South facing garden with a wrought iron gate leading out to a rear, access lane. Privacy is maintained by a neat hedge and fencing. This is a lovely spot to sit and enjoy the sunshine.

#### Garage

A single garage with up and over door provides excellent storage or parking, if needed.

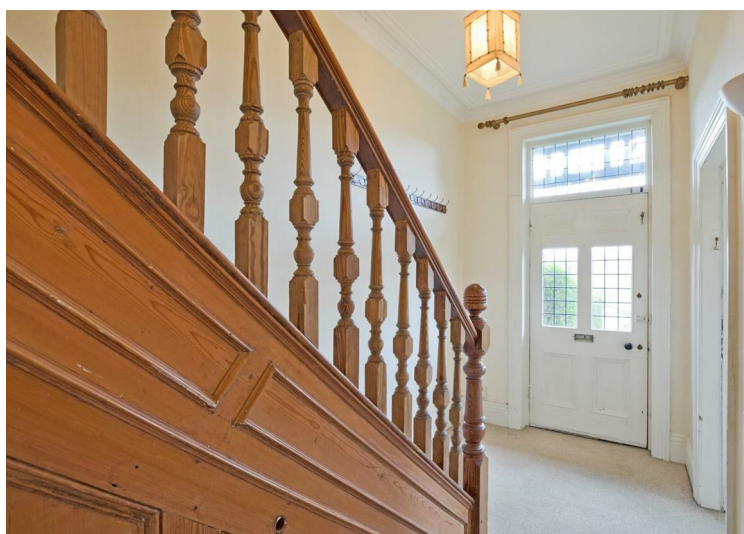
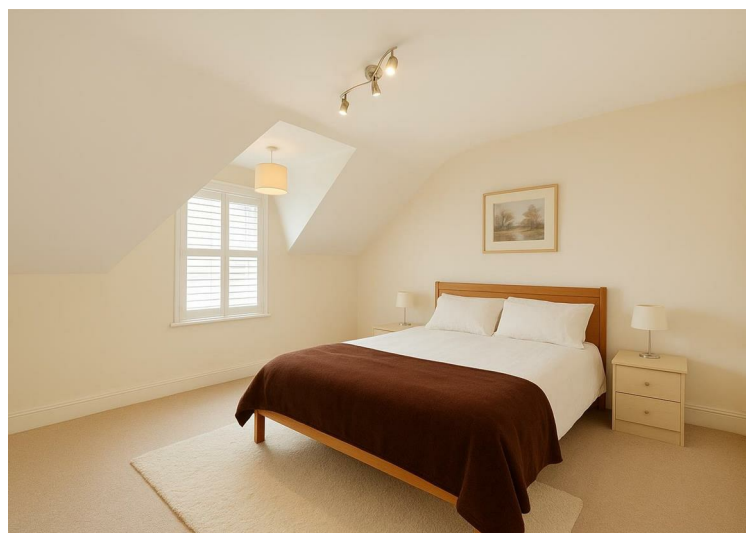
### UTILITIES AND SERVICES

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.

Tel: 01943 968 086

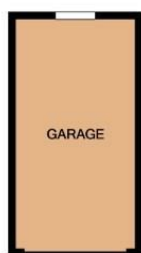
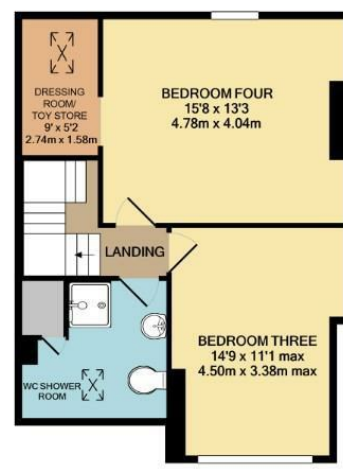
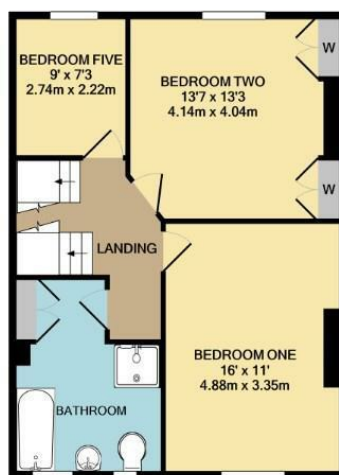
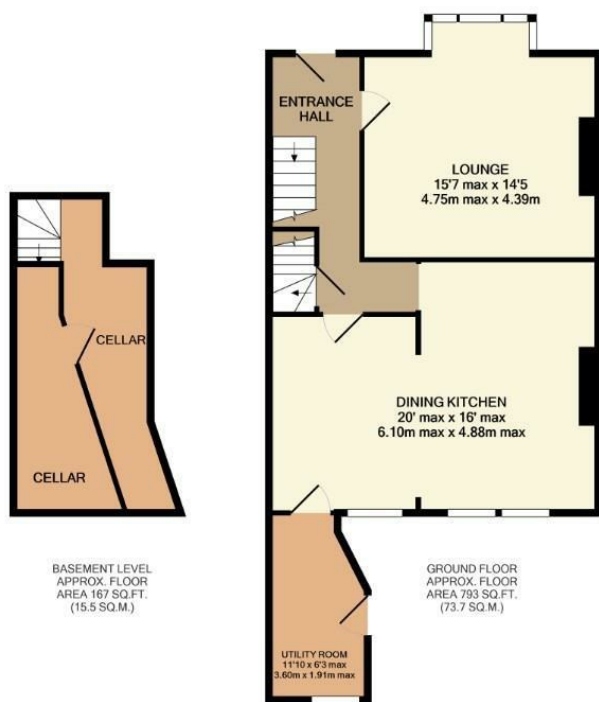
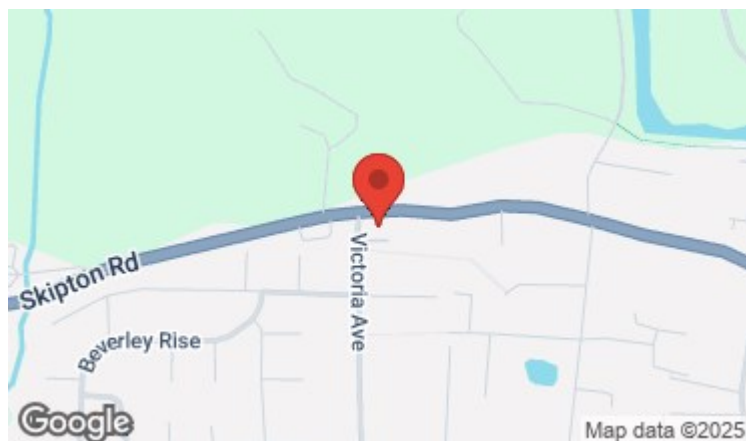


- \*\*\*No Onward Chain\*\*\*
- Five Bedroom Mid Terraced Period Property
- Spacious Dining Kitchen With Open Fireplace
- Generously Proportioned Rooms With High Ceilings
- Two Bathrooms
- South Facing Rear Garden And Front Garden
- Delightful Long Distance Views
- Character Features Throughout
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band E

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>57</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1971 SQ.FT. (183.1 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.



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