Harrison Robinson

Estate Agents

11 North Parade, Ilkley, LS29 8JN

£365,000

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GROUND FLOOR

Entrance Hall

A smart, solid, timber entrance door opens into a useful porch with fitted doormat and room to hang coats - a great place to welcome family and friends. A contemporary timber door opens into:

Lounge

17'6" x 13'7" (5.34 x 4.15)

A wonderfully spacious lounge filled with light through the large, double-glazed window to the front of the property. Plenty of space for a large corner sofa or several smaller sofas. Carpeting, contemporary style radiator and TV point. Open plan into:

Dining Kitchen

13'7" x 13'0" (4.15 x 3.97)

A spacious, beautifully appointed dining kitchen fitted with a comprehensive range of quality, contemporary, white, high gloss base and wall units with complementary quartz worksurface and upstands over incorporating a breakfast bar - a great spot to sit and enjoy a morning coffee or a glass of wine with friends. Integrated appliances include a Bosch electric oven with silver Siemens induction hob with quartz splashback and stainless-steel chimney hood and contemporary extractor over, a Bosch microwave, a Bosch dishwasher and an American style fridge/freezer. Inset Franke stainless-steel one and a half bowl sink with monobloc tap. Sliding UPVC double-glazed doors open onto the west facing patio garden conducive to al fresco dining and entertaining in the warmer months. Laminate flooring, downlighting and two contemporary, vertical radiators to match that of the lounge. Room for a good-sized dining table.

Utility Cupboard

A great-sized cupboard under the stairs with space and plumbing for a washing machine and space for a tumble drier. Additional room for storage.

FIRST FLOOR

Landing

A contemporary door from the lounge opens onto the carpeted staircase leading to the first floor carpeted landing with contemporary spindle balustrade and contemporary, vertical radiator. A tall double-glazed window lets the natural light flood in and affords a lovely view towards the moors. A pocket door opens from the landing onto a return carpeted staircase leading to the second floor and the Master suite.

Bedroom Two

10'7" x 9'8" (3.24 x 2.97)

A generous, double bedroom to the front elevation benefitting from a full complement of stylish, contemporary fitted furniture to include wardrobes, dressing table/desk, chest of drawers, cupboards and bedside cabinets. A double-glazed window provides a delightful view across the valley. Carpeting, downlighting and wall lights. Vertical, contemporary radiator.

Bedroom Three

7'10" x 6'10" (2.39 x 2.10)

A good-sized third bedroom currently serving as a home office/study. Contemporary, fitted wardrobe, carpeting, radiator and downlighting. A large double-glazed window makes for a bright atmosphere and affords a lovely far reaching moorland view.

WC Shower Room

A good-sized, luxury shower room incorporating a large, walk-in shower with mains drench shower, separate hand-held shower attachment and glazed screen, a square, counter mounted wash basin with wall mounted contemporary taps and a concealed cistern w/c with push button flush. Fully tiled to the walls and floor with attractive, textured accent tiling to one wall. Mirrored wall cabinet, chrome ladder towel radiator, downlighting and extractor fan.

SECOND FLOOR

Master Bedroom

13'7" x 9'2" (4.15 x 2.81)

A spacious principal bedroom - an oasis of peace and calm, benefitting from an abundance of natural light and magnificent panoramic views including a view of the Cow & Calf Rocks. Generously equipped with a range of stylish fitted furniture comprising a dressing table/desk, chest of drawers, cupboards and beside cabinets. Carpeting, TV point, Contemporary radiator and wall lights. A mirrored pocket door opens into:

En Suite Bathroom

A beautiful en suite bathroom, tastefully appointed, consisting of a bath with wall mounted controls and mains shower over with separate hand held shower attachment and glazed screen, a quartz counter mounted rectangular wash basin and a concealed cistern w/c. Fully tiled to the walls and floor. Chrome, ladder, towel radiator and extractor fan. A Velux window with fitted blind affords plenty of natural light.

Dressing Room

A mirrored pocket door opens into the good-sized dressing room with plenty of hanging and shelving space for clothes and shoes. Carpeting and Velux window with fitted blind.

OUTSIDE

Gardens

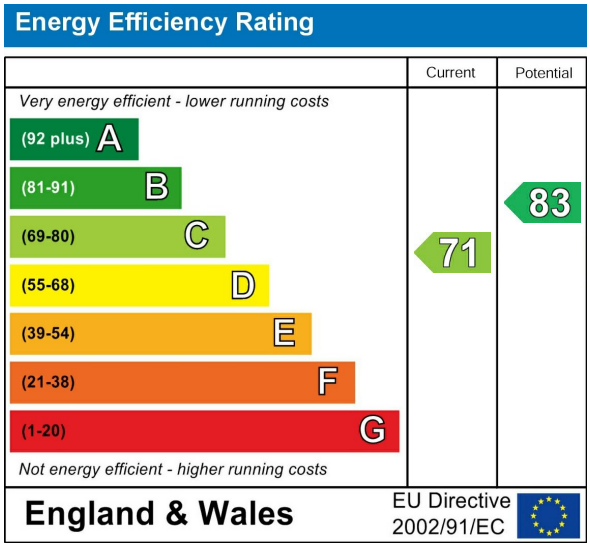
The front garden has been paved to facilitate parking and there is also ample space for some outdoor seating and some colourful plant pots. To the rear is a low maintenance west facing courtyard garden, again with room for outdoor furniture and a great spot to sit and relax. Fencing to both sides maintains privacy and a tall timber gate to the rear gives access to the rear lane.

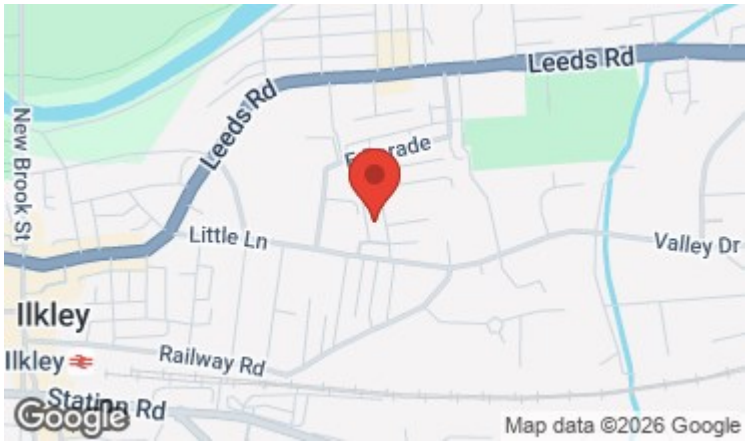
UTILITIES AND SERVICES

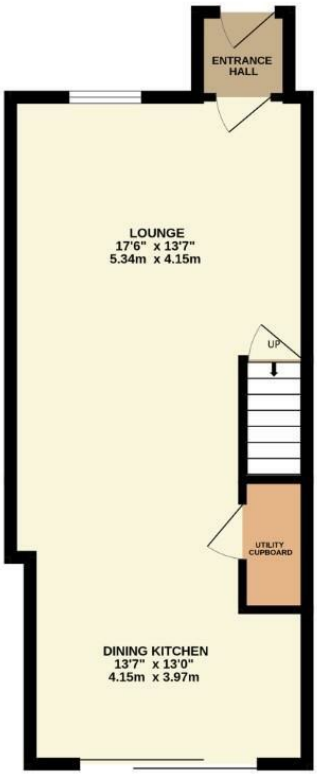
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage

Tel: 01943 968 086

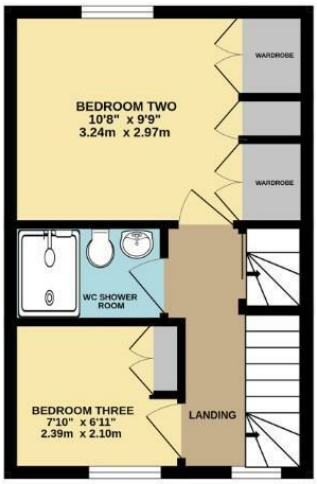
- Three Bedroom Extended Mid Terraced Property
- Renovated To A High Standard Throughout
- Open Plan Living
- Beautifully Appointed Dining Kitchen
- Master Suite Including En Suite Bathroom & Dressing Room
- Stylish Luxury Shower Room
- Stunning Wharfe Valley Views
- West Facing Patio Garden & Off Road Parking
- Close Walking Distance To Excellent Schools, Train Station & Ilkley Amenities
- Council Tax Band C







GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



FIRST FLOOR
287 sq.ft. (26.6 sq.m.) approx.

SECOND FLOOR
261 sq.ft. (24.3 sq.m.) approx.

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TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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