Harrison Robinson

Estate Agents

23 Parklands, Ilkley, LS29 8QF

£680,000

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GROUND FLOOR

Entrance Porch

A UPVC double-glazed entrance porch with tiled floor is an ideal spot to kick off shoes and boots after a long walk in the surrounding countryside.

Hallway

One enters the property through a heavy, original, timber door. A delightful, original, glazed, leaded, side window has been retained. The bright and spacious hallway has original coving and picture rail and is a great spot to welcome friends and family. Carpeting and radiator. Carpeted staircase leads to the first floor.

Cloakroom

A useful cloakroom has been created under the stairs with a modern style suite consisting of a white corner basin and a low-level w/c. Carpeted flooring, radiator and original, leaded, stained-glass window encapsulated in a UPVC double-glazed frame.

Lounge

18'4" max x 11'9" (5.60 max x 3.60)

A spacious and well-proportioned sitting room having a large, UPVC, double-glazed, south facing bay window to the front elevation allowing the light to flood in and affording uninterrupted Cow and Calf Views. One's eyes are drawn to a feature, antique brick working fireplace housing an open fire, just the ticket to keep the winter chill at bay. Features include wooden beams and timbers to the chimney breast. Carpeted flooring and two radiators.

Dining Room

11'9" x 11'9" (3.60 x 3.60)

A tremendous, well-proportioned room having ample space for a large, family dining table and one can imagine many happy times here entertaining friends and family. Original features include deep cornicing, picture rail and a charming 1930's fire surround housing a black, cast iron grate standing on a black hearth. UPVC, double-glazed French doors with two side panels afford stunning Wharfe Valley views and open out onto a large, decked terrace lending itself well to al fresco dining in the summer months. A further UPVC double-glazed window to the side elevation enhances the bright atmosphere. Carpeted flooring and radiators.

Kitchen

11'5" x 8'6" (3.50 x 2.60)

A recently installed, contemporary kitchen comprising a range of Shaker style base and wall cupboards with complementary, black, laminate work surface over and laminate splashback. A stainless-steel one and a half bowl sink with drainer and monobloc tap sits underneath a UPVC double-glazed window affording a stunning view across the valley towards Middleton. Integrated appliances include an electric double oven, a fridge/freezer, a dishwasher, a washing machine and a black, ceramic, induction hob with glass splashback. A useful, deep cupboard houses the Baxi central heating boiler and a tumble drier. Porcelain tiled floor with underfloor heating. Tall, ladder radiator, downlighting and under pelmet lighting. A UPVC double-glazed door with opaque, double-glazed door gives access to steps leading down to the rear garden.

FIRST FLOOR

Landing

A carpeted staircase leads up to the first floor landing. An original, obscure, glazed, leaded window encapsulated in UPVC double-glazing allows the light to flood in. Access to all the principal rooms. Loft access.

Master Bedroom

18'8" max x 10'9" (5.70 max x 3.30)

A spacious, double room to the front elevation benefitting from a south facing, bay window with long distance views up to the iconic Cow and Calf Rocks - what a sight to wake up to every morning! Fitted with a range of light wood, fitted wardrobes, drawers and matching bedside tables. Carpeted flooring, downlighting and radiator.

Bedroom Two

11'9" x 11'9" (3.60 x 3.60)

A further spacious, double bedroom to the rear elevation with a UPVC, double glazed window affording stunning views across the Wharfe Valley. Carpeted flooring and radiator. Fitted wardrobes and shelving.

Bedroom Three

8'2" x 7'10" (2.50 x 2.40)

A good-sized, single room with ample space for a single bed or alternatively suited to a home office. A UPVC double-glazed window to the front elevation affords wonderful views. Carpeting and radiator.

House Bathroom

A good-sized, contemporary style house bathroom comprising a large, deep fill bath with chrome taps, a separate, large shower cubicle with mains thermostatic shower with separate hand held shower and a modern, wall hung washbasin with chrome mixer tap and mirrored cupboard over. Fully tiled with white tiling and accent border tiles. UPVC double-glazed window with obscure glazing. Dark grey, ceramic floor tiles with underfloor heating. Downlighting.

Separate W/C

Low-level w/c with UPVC double-glazed window having obscure glazing.

OUTSIDE

Garage & Driveway

An attached single garage with up and over door and power stands at the end of the tarmacadam driveway providing storage and parking. There is space for one car.

Garden

The property sits well back on its plot affording space to the front for a charming, level area of lawn with mature planting and borders. A wrought iron gate opens onto a pathway leading to the front entrance porch and privacy is maintained by manicured hedging.

A door gives access to a useful coal store under the house at side and another smaller door under the house at the back creates further storage.

The spacious, rear garden is an absolute delight and is an ideal spot just to sit and relax and enjoy al fresco entertaining. Having areas of level lawn bounded by mature planting and hedging. There is so much to see - a green house to potter in, a pond for the kids to find tadpoles in and a small stream. The views from the raised deck towards Middleton are also delightful.

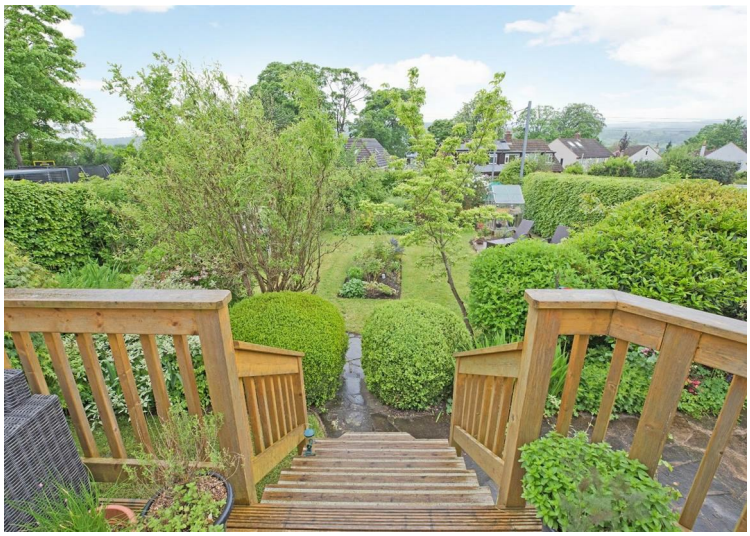
UTILITIES & SERVICES

The property benefits from mains drainage, gas and electricity.

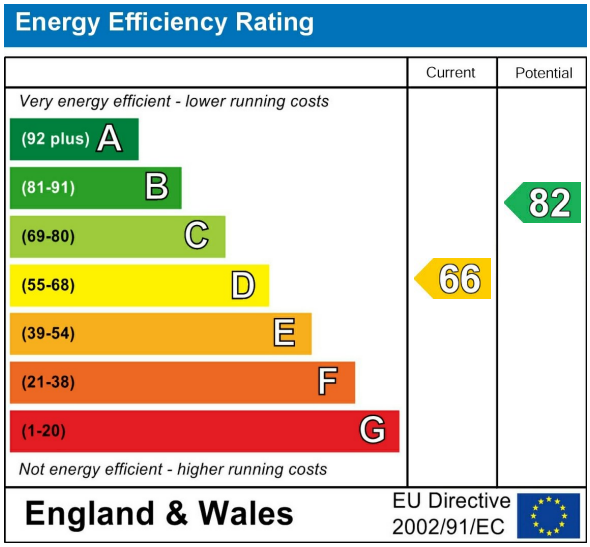
Ultrafast Broadband is shown on the Ofcom website to be available to this property.

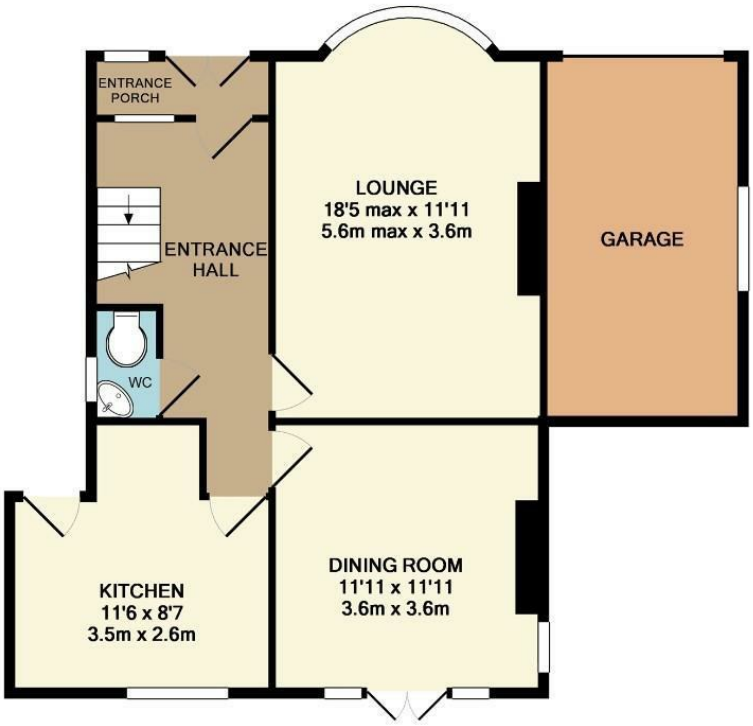
Please check the Ofcom website for mobile phone coverage.

Tel: 01943 968 086

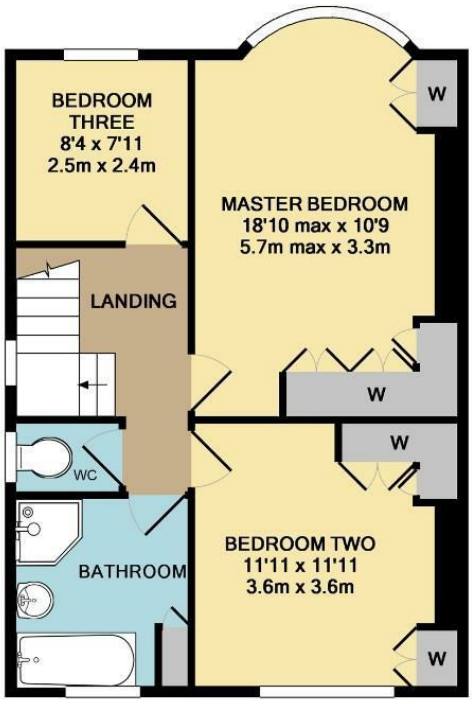


- Three Bedroomed Detached Property
- Possibility To Extend Subject To Planning
- Stunning Views
- Newly Fitted Contemporary Kitchen
- Original 1930s Features
- Garage & Driveway Parking
- Highly Regarded Location
- Close to Ilkley Town Centre
- Large, Private, Rear Garden
- Council Tax Band F





GROUND FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.4 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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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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