

# Harrison Robinson

Estate Agents



**5 Leamington Terrace, Ilkley, LS29 8EJ**

**Price Guide £335,000**



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## GROUND FLOOR

### Entrance Hall

A uPVC entrance door with decorative glazed panels and transom light opens into a small hallway. A glazed door opens into a comfortable lounge and a timber staircase with handrail leads to the first floor of the property.

### Lounge

13'5" x 12'11" (4.11 x 3.95)

A lovely, comfortable room with exposed floorboards, radiator and double glazed window to the front elevation. A log burning stove set in a brick surround with stone hearth and heavy timber mantle over provides a charming focal feature to this room. High ceilings accentuate the feeling of space and a cupboard to one alcove provides excellent storage. A glazed door opens into:

### Dining Kitchen

16'0" x 15'5" (4.88 x 4.72)

A generously proportioned, extended dining kitchen to the rear of the house fitted with a range of cream, Shaker style cabinetry with wood effect worksurfaces and upstands. Integrated appliances include dishwasher, electric oven and grill, four ring induction hob with attractive stainless steel splashback and extractor over. Space and plumbing for an American style fridge freezer and washing machine. Attractive, stone effect vinyl flooring, downlighting. A part glazed, composite door leads out to the West facing courtyard garden. A one and a half bowl stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window looking out to the garden. Two Velux rooflights allow additional natural light. A door opens to:

### Basement Room / Play Room / Gym

12'2" x 8'6" (3.71 x 2.61)

Steps lead down to a most useful, tanked basement room with carpeted flooring, ceiling lights and radiator, currently utilised as a playroom. This would also work well as a home office or additional snug, if desired.

## FIRST FLOOR

### Landing

A timber staircase with handrail leads to the first floor of the

property, where doors open into two double bedrooms and the three-piece house bathroom. A hatch gives access to the loft area.

### Bedroom One

12'11" x 10'11" (3.94 x 3.33)

A double bedroom to the front of the property with double glazed window, smart laminate flooring, radiator and original, cast iron painted fireplace. Floor to ceiling fitted wardrobes and cupboards provide excellent storage and a further, recessed cupboard with shelving is also a great additional storage space.

### Bedroom Two

10'9" x 8'2" (3.28 x 2.51)

A small double bedroom to the rear of the property with double glazed window, carpeted flooring, radiator and floor to ceiling fitted wardrobe and cupboards. Original fireplace.

### Bathroom

A well presented, three-piece house bathroom with low-level W.C., traditional style pedestal handbasin with chrome mixer tap and white Metro tiling to splashback and panel bath with central, chrome mixer tap with electric shower over and folding glazed screen. Metro tiling to walls, complementary, tile effect vinyl flooring, radiator. Obscure, double glazed window to rear.

## OUTSIDE

### Courtyard Garden

To the front the property enjoys a gravelled foregarden with stone walling with attractive planters, fencing to one side and a most useful, low-level log store. A metal garden gate opens to a pathway leading to the entrance door. To the rear one finds a charming, paved, West facing courtyard garden with lovely views up to Ilkley Moor. There is space for flowering pots and outdoor furniture to relax and enjoy al fresco dining and a useful, timber storage shed. Fencing to the rear maintains privacy with a timber gate leading to the quiet, rear access 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.

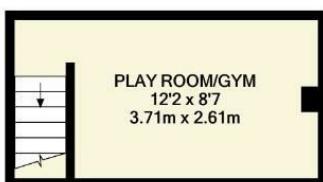
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



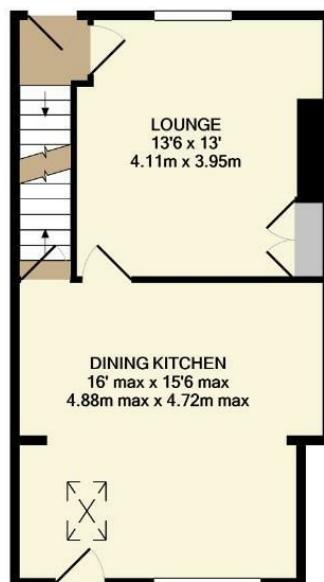
- Extended Two Bedroom Mid Terraced Property
- Well Presented Throughout
- Spacious Dining Kitchen With Integrated Appliances
- Lounge With Log Burning Stove
- Two Double Bedrooms
- Converted Useful Basement Room
- Charming West Facing Courtyard Garden With Store
- Close To Central Ilkley And Riverside Walks
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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	



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 135 SQ.FT.  
(12.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 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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