

# Harrison Robinson

Estate Agents



**42 St. Johns Road, Ilkley, LS29 8QT**

**Guide Price £385,000**



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### GROUND FLOOR

#### Entrance Hall

A half obscure glazed, uPVC entrance door with side windows opens into a welcoming entrance hall. Laminate flooring, ceiling light, coving, radiator. Doors lead into the lounge and kitchen. A carpeted staircase with timber balustrading leads to the first floor of the property.

#### Lounge

20'0" x 11'5" (6.1 x 3.5)

A good sized, comfortable lounge with windows to both the front and rear of the property enjoying lovely views and allowing natural light. Laminate flooring, radiator. A stone fireplace and hearth houses a coal effect gas fire, creating a lovely focal feature to this room.

#### Kitchen

10'9" x 8'6" (3.3 x 2.6)

Fitted with a range of high gloss base and wall units with stainless steel handles, complementary, grey worksurfaces and tiled splashbacks. Appliances include electric oven with four ring gas hob and stainless steel extractor over, fridge freezer, slimline dishwasher and space and plumbing for a washing machine. Two double glazed windows allow natural light and enjoy far reaching views. Tile effect vinyl flooring, ceiling light, half obscure glazed uPVC door leading out to the side of the property. Useful under stairs storage cupboard housing the boiler and providing storage.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with timber balustrading leads to the first floor of the property. A double glazed window to the half landing enjoys wonderful, far reaching views. Doors open into three bedrooms and the house bathroom. A hatch gives access to loft space.

#### Bedroom One

11'5" x 11'5" (3.5 x 3.5)

A good sized double bedroom to the front of the house with carpeted flooring, double glazed windows and radiator. There are wonderful views up to Ilkley Moor from this room.

#### Bedroom Two

11'5" x 6'6" (3.5 x 2.0)

A double bedroom to the rear of the property with a double glazed window enjoying delightful, far reaching views across the valley. Carpeted flooring, radiator.

#### Bedroom Three

8'6" x 7'10" (2.6 x 2.4)

A spacious single bedroom to the front of the house with carpeted flooring, double glazed window, again, enjoying wonderful views up to Ilkley Moor, and radiator.

#### Bathroom

A three-piece house bathroom with low-level W.C., pedestal handbasin with chrome mixer tap and bath with tiled side with thermostatic drench shower plus additional shower attachment. Neutral, stone effect wall and floor tiling, radiator, extractor. Downlighting, obscure double glazed window to rear.

### OUTSIDE

#### Garden

The property enjoys a good sized, level, lawned rear garden providing the possibility of extending, if desired (STPC). Fencing to all sides maintains privacy, there is ample space for outdoor furniture. Outside tap, under house storage. To the front the property is well set back from the road with a lawned, level garden with attractive shrubs to borders and hedging maintaining privacy. A paved pathway leads to the entrance door and provides a seating area, which is South facing. The paving continues around the side of the property to the rear garden.

#### Driveway Parking

A paved area provides off-road parking for one vehicle behind timber gates.


### UTILITIES AND SERVICES

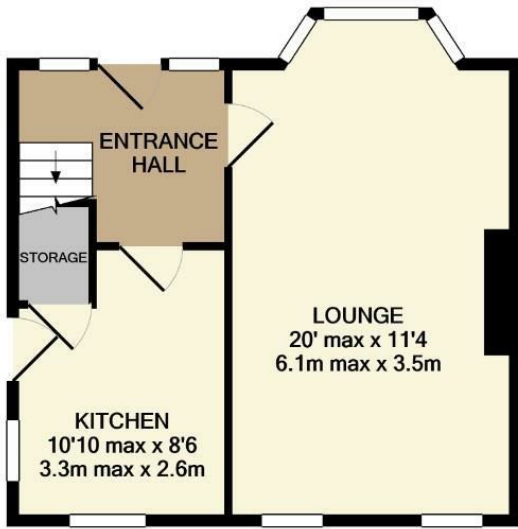
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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

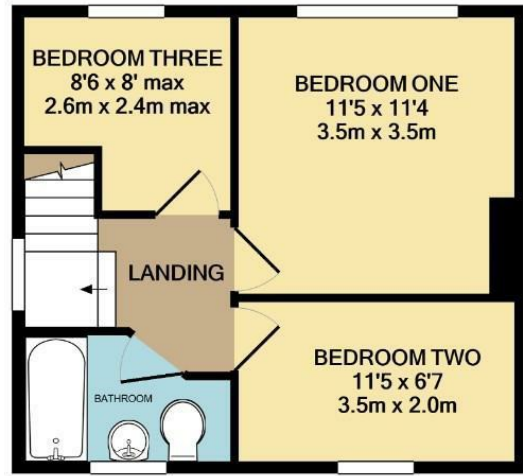


- Three Bedroom Semi Detached House
- Popular Highly Convenient Ben Rhydding Location
- Spacious Lounge With Bay Window
- Good Sized Level Rear Garden
- Potential To Extend (Subject To Planning Consent)
- Driveway Parking
- Walking Distance To Excellent Schools And Train Station
- Beautiful Long Distance Views
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 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



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.