

Harrison Robinson

Estate Agents



20 Brighton Road, Ilkley, LS29 8PS

Price Guide £660,000



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GROUND FLOOR

Entrance Hall

A new wooden door with obscure glazed panel and tall side windows opens into a welcoming hallway. Carpeted flooring, radiator. Doors open into the lounge, dining room, cloakroom and useful recessed storage cupboard with hanging rail.

Lounge

20'8" x 11'1" (6.3 x 3.4)

A light and airy, dual aspect lounge with large, double glazed windows to both front and rear overlooking the gardens. A newly fitted, coal effect gas fire in marble surround is an attractive focal feature to this room. Carpeted flooring, two radiators.

WC

A modern cloakroom with low-level W.C. and wall hung handbasin with chrome mixer tap. Neutral wall tiling with decorative, mosaic border, obscure, double glazed window, downlighting, carpeted flooring.

Dining Room

17'8" x 11'1" (5.4 x 3.4)

A good sized dining room with access to the kitchen, entrance hall and garden room with ample room for a family dining table. Carpeted flooring, two radiators, useful under stairs cupboards. This is a most sociable room and one can imagine many happy times with family and friends here.

Kitchen

12'9" x 8'10" (3.9 x 2.7)

Fitted with a range of wood base and wall units and drawers with chrome handles, complementary work surfaces, upstands and tiled splashbacks.

Integral appliances include double electric oven and grill and four ring, halogen hob with stainless steel extractor over. A one and half bowl stainless steel sink with chrome mixer tap sits beneath a large, double glazed window looking out over the front garden. Space for an undercounter fridge and space and plumbing for a washing machine. Downlighting, extractor, radiator, tile effect vinyl flooring. Two, recessed cupboards with shelving. A smart, composite door with glazed panels leads out to the front of the property.

Garden Room

12'1" x 11'5" (3.7 x 3.5)

A comfortable, light and airy garden room to the rear of the property with double glazed windows and patio doors affording a fantastic aspect over the level rear garden. Carpeted flooring, exposed stonework.

FIRST FLOOR

Half Landing

17'0" x 11'1" (5.2 x 3.4)

A return carpeted staircase with white, timber balustrading leads to a half landing giving access to a double bedroom to the side elevation. Steps lead up to the main landing. A tall, obscure glazed window to the rear allows ample natural light.

Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

A good sized double bedroom to the side elevation with double glazed dormer window affording glimpses of hills in the distance. Useful, recessed storage cupboards, carpeted, flooring, radiator.

Landing

A spacious landing with doors opening into three bedrooms, the house shower room and a useful storage cupboard with shelving and chrome, ladder style, heated towel rail.

Bedroom One

17'0" x 11'1" (5.2 x 3.4)

A generously proportioned double bedroom with a double glazed window to the rear overlooking the garden. Fitted wardrobes, carpeted flooring, radiator.

Bedroom Three

11'5" x 9'6" (3.5 x 2.9)

A good sized double bedroom to the rear of the property with a double glazed window overlooking the rear garden. Carpeted flooring, radiator.

Bedroom Four

8'6" x 6'10" (2.6 x 2.1)

A single bedroom to the front elevation with double glazed window overlooking the front garden, carpeted flooring and radiator. Recessed cupboards.

Shower Room

A modern, house shower room with low-level w/c, handbasin with chrome mixer tap set in a vanity cupboard and large, walk-in shower with thermostatic, drench shower plus additional attachment. Neutral wall tiling with attractive, mosaic border, obscure, double glazed window to front elevation. Ceiling lights, extractor, chrome ladder style, heated towel rail. Carpeted flooring.

OUTSIDE

Double Garage

20'0" x 16'8" (6.1 x 5.1)

A double garage with up and over electric door with power and lighting. A timber door leads to the rear garden and two windows afford natural light. A further timber door opens into a corner store housing the newly installed, gas central heating boiler.

Garden And Driveway Parking

The property occupies a sizable, corner plot with lawned

gardens to both front and rear behind smart hedging. A stone pathway with attractive railings leads to two entrance doors to the property and a pathway continues around the side to the rear garden. Enjoying a good degree of privacy and sunlight the level, lawned rear garden is fantastic for children to play safely and adults to entertain. Attractive mature borders, trees and fencing maintain privacy. A tarmacadam driveway provides ample parking.





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TOTAL APPROX. FLOOR AREA 1836 SQ.FT. (170.6 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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