

Harrison Robinson

Estate Agents



9 Annandale Court, Ilkley, LS29 9SZ

£525,000

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GROUND FLOOR

Entrance Hall

A paved pathway leads to a half-glazed front door, which in turn gives access to a hallway, ideal for greeting friends and family. Return flight of stairs to the first floor, carpeted flooring.

Kitchen

10'2" x 10'2" (3.1 x 3.1)

The bright and airy kitchen is fitted with white wall and base units with light coloured worksurfaces over and complementary tiled splashback. An inset white, composite sink with matching tap sits beneath a window to the front elevation. Integrated appliances include an AEG oven, Bosch dishwasher, washing machine and new fridge/freezer. A Vaillant gas boiler is fitted to the wall. Central heating radiator, downlighting and driftwood effect, vinyl flooring.

Lounge & Dining Area

17'8" x 13'5" (5.4 x 4.1)

A well proportioned sitting room with ample space for a dining table. One's eyes are drawn to the central marble fireplace with white, painted timber surround housing a gas coal effect fire. A glazed door with matching side window gives access to the patio and garden beyond. Carpeted flooring and downlighting.

Cloakroom

Off the hallway is a useful cloakroom comprising wall hung washbasin, low-level w/c, tiling to dado height and wood effect, vinyl flooring.

FIRST FLOOR

Landing

A broad flight of carpeted stairs lead up from the hallway to a spacious landing with a further flight of stairs to the second floor.

Master Bedroom

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

A true delight, the master bedroom benefits from a glazed Juliette balcony with French doors affording views across Ilkley. A full wall of fitted wardrobes offers ample storage. Carpeted flooring and radiator.

En Suite Shower Room

Offering a fully tiled shower room to include shower cubicle with glazed door and thermostatic shower, vanity unit with inset basin and low-level w/c. Wood effect, vinyl flooring and downlighting.

Bedroom Two

13'5" x 13'5" (4.1 x 4.1)

A further good-sized, double bedroom, ideal for a teenager, Alternatively, this could be used as a second reception room or study. A large window allows the natural light to flood in. Carpeted flooring and radiator.

SECOND FLOOR

Landing

A matching flight of broad, carpeted stairs lead up from the first floor to this spacious landing.

Bedroom Three

13'5" x 10'2" (4.1 x 3.1)

Another great-sized bedroom with fitted wardrobes and a window allowing ample natural light. Carpeted flooring and radiator.

Bedroom Four

13'5" x 9'10" (4.1 x 3.0)

In this house no-one draws the short straw- this is a further spacious bedroom, again benefitting from a range of fitted wardrobes with a window affording long distance views. Carpeted flooring and radiator.

Bathroom

The top floor bedrooms are served by a house bathroom benefitting from a panel bath with chrome mixer tap with shower over, a pedestal washbasin with chrome taps and low-level w/c. Wall mounted shaver point. Wood effect, vinyl flooring, radiator and downlighting.

OUTSIDE

Gardens

To the west facing rear of the property one finds a delightful patio area with a level area of lawn beyond. This benefits from the afternoon and evening sun and one can imagine relaxing here with a cup of tea.

Garage

A single garage is found within a smartly presented block, with up and over door and parking space in front.

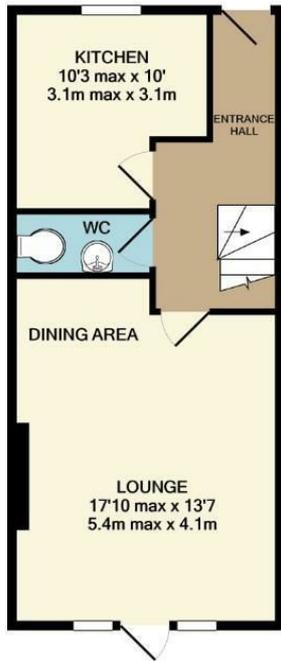
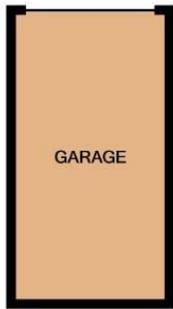
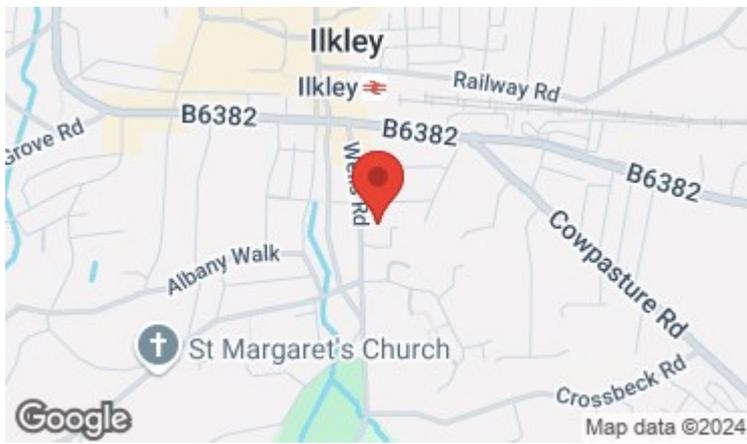
UTILITIES & SERVICES

The property benefits from mains gas, electric and drainage. The Ofcom broadband website suggests that both superfast and ultrafast broadband are available to the property. Please check the Ofcom mobile and broadband website for broadband and mobile phone coverage.

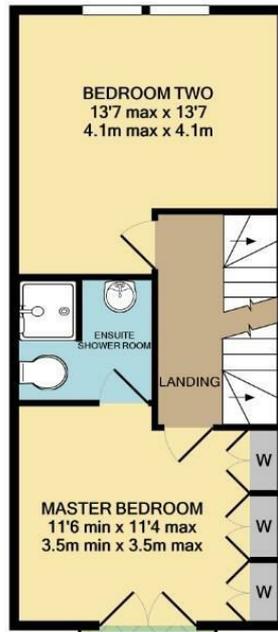


- Four Double Bedroom Town House
- Easy Walking Distance To Ilkley Town Centre & Amenities
- Sitting Room With Glazed Door Opening To A Patio and Garden Beyond
- Master Bedroom With Juliette Balcony and En-Suite Shower Room
- Bright And Airy Breakfast Kitchen With Integrated Appliances
- Single Garage With Parking
- Immaculately Presented Throughout
- Long Distance Wharfe Valley Views
- Easily Maintained Patio and Lawned Garden
- Council Tax Band F

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1272 SQ.FT. (118.2 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.