

Harrison Robinson

Estate Agents



14 Leicester Crescent, Ilkley, LS29 8DX

Price Guide £485,000



14 Leicester Crescent, Ilkley, LS29 8DX

Price Guide £485,000



GROUND FLOOR

Entrance Porch

A half glazed composite door with uPVC double glazed windows opens into a small entrance porch. A timber door with decorative stained glass panel opens into a well proportioned lounge.

Lounge

15'8" x 14'1" (4.78 x 4.30)

A spacious lounge with double glazed, box bay window allows ample natural light. An open fire with stone hearth and attractive, solid pine surround creates a lovely focal point to this room. Picture rail, coving, shelving to alcove, beautiful, solid maple flooring. A half glazed door leads through to a small hall way leading in turn to the extended, living dining kitchen.

Living Dining Kitchen

24'0" max x 12'11" max (7.32 max x 3.96 max)

A recently extended, living dining kitchen to the rear of the property. Double glazed patio doors lead out to a delightful, south facing level garden. A triple glazed flat roof window and a further double glazed window in the kitchen allow ample natural light. The kitchen is fitted with a range of pale wood base and wall units with stainless steel handles, complementary work surfaces and tiled splashbacks. Appliances include electric oven, four ring gas hob with extractor over and there is space and plumbing for a washing machine and fridge freezer. Stainless steel sink with drainer and chrome mixer tap beneath a double glazed window overlooking the garden. Downlighting, wood effect Karndean flooring, contemporary styled, vertical radiator. In the dining area there is ample room for a large family dining table, this is a wonderful, sociable room, ideal for entertaining friends and family. Radiator, recessed fireplace with heavy stone lintel over. Picture rail, door into under stairs storage cupboard.

FIRST FLOOR

Landing

A carpeted staircase with hand rail and wall panelling leads up to a half landing. Further stairs lead to the first floor landing. A

pine, sliding door opens into the three-piece house bathroom. Doors open into two double bedrooms.

Bedroom One

12'11" x 11'10" (3.96 x 3.63)

A spacious double bedroom to the front elevation with a double glazed sash window. Carpeted flooring, picture rail, radiator. Wooden, floor to ceiling, fitted wardrobes incorporating drawers, rails and shelving.

Bedroom Two

13'6" x 8'3" (4.14 x 2.54)

A lovely double bedroom to the rear of the property with a fantastic view up to Ilkley Moor. Carpeted flooring, radiator. Original cast iron fireplace, shelving to alcove.

House Bathroom

With low level w/c, pedestal hand basin with chrome mixer tap and panel, jacuzzi bath with thermostatic shower and folding glazed screen. Rustic, travertine wall and floor tiling, downlighting, single glazed window to rear. Recently installed, wall mounted, central heating boiler. Chrome, ladder style, heated towel rail.

SECOND FLOOR

Landing

A second carpeted staircase with white timber balustrading leads up to the top floor landing. Doors open into two, further double bedrooms. Fitted cupboards provide useful storage.

Bedroom Three

13'10" x 12'11" (4.24 x 3.96)

A generously proportioned double bedroom to the front elevation with double glazed window, carpeted flooring and radiator. Fitted wardrobe, downlighting, exposed beam.

Bedroom Four

12'4" x 8'3" (3.78 x 2.54)

A good sized double bedroom to the rear of the house with a direct view up to Ilkley Moor and the iconic Cow and Cow Rocks. Double glazed Velux, carpeted flooring, radiator, cast iron fireplace. Exposed beam, wooden shelving to alcove.

OUTSIDE

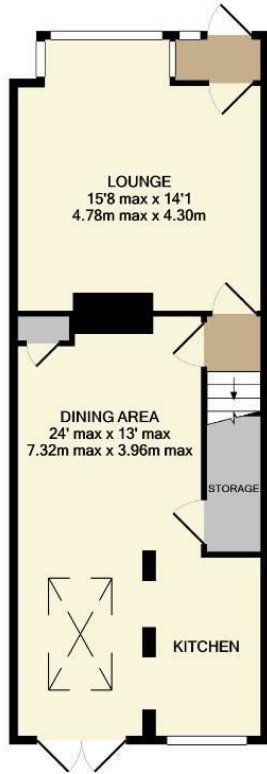
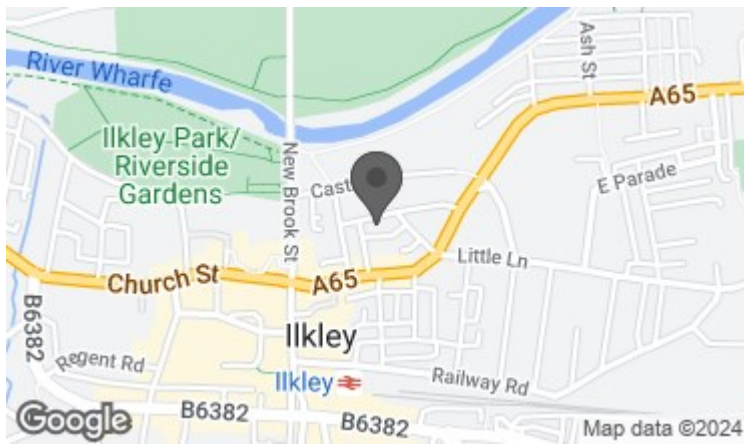
Garden

The property benefits from a delightful, south facing garden with a level area of lawn and paved patio, ideal for al-fresco dining and entertaining. Fencing maintains privacy, apple trees, borders with mature shrubs. A timber shed provides storage, a metal gate gives access to a quiet access lane. To the front the property is set back from the road with a flower bed and gravelled border, perfect for flowering plants and shrubs, behind low railings. A pathway leads to the entrance door.

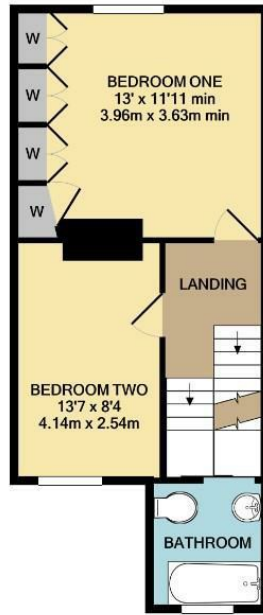
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Broadband speeds and mobile 'phone coverage can be checked on the Ofcom website.

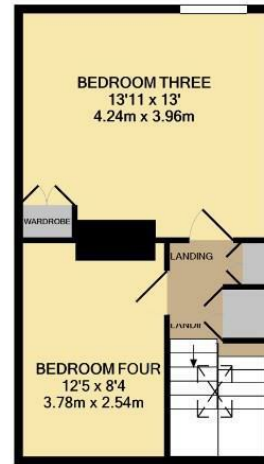




GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.1 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
75	86

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.