

Harrison Robinson

Estate Agents



21 Grange Estate, Ilkley, LS29 8NW

Price Guide £430,000

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GROUND FLOOR

Entrance Hall

A smart composite door with tall, obscure glazed panel and obscure glazed side windows opens into a very well presented and welcoming hallway. Slate effect vinyl flooring, doors lead into a good sized lounge and ground floor W.C / shower room. A carpeted staircase leads to the first floor landing. Radiator with radiator cover, under stairs storage.

Lounge / Diner

23'7" x 10'8" (7.19 x 3.27)

A lovely, comfortable, light and airy lounge and dining area with a large, uPVC, double glazed window to the front elevation and uPVC, double glazed, sliding doors to the south facing, rear garden. The lounge area has wall mounted cupboards and a recessed, log effect, gas fire with white wall tiling creating a lovely feature to this room. Carpeted flooring, grey, contemporary style radiator. To the rear of the lounge with pale grey, tile effect, vinyl flooring and enjoying a lovely view over the garden and up to Ilkley Moor is a great dining area with space for a family dining table. Contemporary style, grey radiator, door into:

Breakfast Kitchen

16'9" x 16'0" (5.11 x 4.88)

Wow! The real hub of this home is the extended and generously proportioned breakfast kitchen featuring dark grey cabinetry with granite effect worksurfaces and upstands, under counter lighting and a large, central island housing a dishwasher, cupboards, drawers, wine rack, four ring induction hob with ceiling extractor and with room for four people to sit comfortably. Further integral appliances include two, electric ovens and microwave. There is ample room for a large, American style fridge freezer. Black, inset sink and drainer with black mixer tap, large, stone effect floor tiling, two radiators, downlighting. Double glazed, sliding patio doors allow ample natural light and afford a lovely view up to Ilkley Moor and overlook the rear south facing garden. This is a fantastic, sociable room where one can imagine many happy times with family and friends. Door into:

Utility Room

6'9" x 4'11" (2.06 x 1.52)

Fitted with pale grey, base and wall units with a white white worksurface over and glass splashback incorporating an integral washing machine. Continuation of the tiled flooring, a composite door with glazed panels leads out to the side of the property. Door into:

Store

A useful storage area with roller garage door and housing the recently installed, wall mounted, gas central heating boiler.

WC / Shower Room

With low-level w/c, wall hung handbasin with chrome mixer tap and large walk-in shower with thermostatic, drench shower plus additional attachment and fixed, glazed screen. Stone effect, neutral wall and floor tiling, wall mirror with recessed shelf, chrome, ladder style, heated towel rail. Downlighting and extractor.

FIRST FLOOR

Landing

A carpeted staircase leads to the first floor landing. White, panelled doors open into three double bedrooms and the contemporary style house bathroom. A hatch gives access to a boarded attic area. Radiator with dark grey radiator cover.

Bedroom One

13'4" x 10'5" (4.08 x 3.18)

A good sized double bedroom to the front of the property with large, double glazed window affording beautiful, long-distance views across the valley. Carpeted flooring, radiator. Ample room for bedroom furniture.

Bedroom Two

18'6" x 6'9" (5.66 x 2.06)

A spacious double bedroom with double glazed windows to both front and rear of the property, again enjoying a lovely view up to Ilkley Moor. Useful wall shelving, carpeted flooring, silver, contemporary style radiator.

Bedroom Three

11'5" x 8'4" (3.5 x 2.56)

A third double bedroom to the rear of the house with a double glazed window enjoying a fantastic view up to Ilkley Moor, including the iconic Cow and Calf Rocks. Carpeted flooring, radiator, recessed cupboard with shelving and hanging rail.

Bathroom

An immaculately presented house bathroom with low-level w/c with concealed cistern and wall mounted, push button flush, large hand basin set in white, high gloss vanity drawers with chrome mixer tap with wall mirror over and lovely, deep.-fill bath with central mixer tap with wall mounted controls. Grey metro tiling to walls, beautiful, grey, contrasting floor tiling, recessed shelves. Downlighting, extractor, contemporary style, grey radiator and obscure, double glazed window to rear elevation.

OUTSIDE

Garden

The house enjoys a good sized, south facing, level, rear garden with areas of decking and grey tiling, providing sociable spaces for al-fresco dining and entertaining. A timber shed provides storage, fencing maintains privacy. The garden enjoys delightful views up to Ilkley Moor. To the front of the property there is a

small border, ideal for planting shrubs and flowering plants behind low stone walling. A pathway leads round the side of the property to the rear garden. Outside tap.

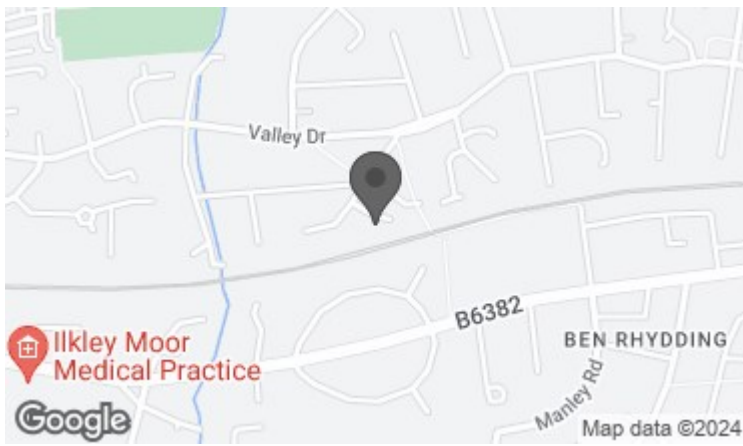
Driveway Parking

The property benefits from a gravel driveway providing off road parking for two vehicles.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is fibre optic broadband to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.





GROUND FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



TOTAL APPROX. FLOOR AREA INCLUDING STORE 1105 SQ.FT. (102.7 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



Energy Efficiency Rating	
Current	Potential
65	83

Environmental Impact (CO ₂) Rating	
Current	Potential
C	B

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