

Harrison Robinson

Estate Agents



4 Clifton Terrace, Ilkley, LS29 8ED

£475,000

 3  2  2  D



4 Clifton Terrace, Ilkley, LS29 8ED

£475,000



GROUND FLOOR

Entrance Hall

A Yorkshire stone pathway with steps gives access to the half-glazed, front door with obscure, glazed panels and transom light over. The door opens into a bright and spacious reception hallway with solid oak flooring - ideal for greeting friends and family. An original, stripped pine door opens into:

Lounge

13'5" x 12'1" (4.1 x 3.7)

A room of truly charming proportions with a large, timber, double-glazed, window to the front elevation affording charming views up to Middleton Woods and letting the natural light flood in. A feature, log burning stove takes pride of place with an original, painted, timber mantle and stone hearth. Solid, oak flooring maintains a contemporary feel and blends perfectly with the charming, original cornicing and picture rail. Built in timber book case. This is a great room in which to entertain or simply sit and relax. French doors give access to:

Dining Room

13'5" x 12'5" (4.1 x 3.8)

The dining room has a real 'cottage feel' with a heavy, Yorkshire stone, flagged floor and a double glazed, timber framed window, ideal for keeping an eye on youngsters playing in the enclosed, rear garden. One's eyes are immediately drawn to the original ornate, Hick Ferns & Co. of Otley, cast iron range, which sits within a stone surround with charming, red tiled hearth and there is ample space for a generously sized, dining table. One can imagine many happy times spent here in front of the original range entertaining friends and family with a fire going in the grate.

Kitchen

9'10" x 7'2" (3.0 x 2.2)

An original, pine door gives access to the kitchen, fitted with a range of bespoke, hand-made, solid timber units finished in a soft grey with coordinating, solid wood work surfaces and white, glazed tiles to the splashbacks. A stainless steel sink with drainer and mixer sits under a double glazed, timber window overlooking the garden. Integral appliances include under

counter fridge, Bosch, stainless-steel electric oven with stainless steel, four ring gas hob over with large, matching, stainless steel chimney hood. Space for dishwasher. Solid wood flooring and halogen downlighting, vertical radiator. A half-glazed, timber door gives access to the rear garden.

Cellar

Stairs lead down to a very dry cellar, having concrete flooring with underfloor heating, light and power and space and plumbing for a washing machine. This would make a great bike workshop or a perfect spot for all the family paraphernalia.

FIRST FLOOR

Landing

Stairs with handrail from the hallway lead up to the first-floor landing with open balustrading. A large, timber framed, double-glazed window helps create a bright and airy feel and affords wonderful views over the garden up towards Ilkley moors. The landing has a useful airing cupboard. Carpeted flooring, radiator.

Bedroom Two

13'5" x 9'6" (4.1 x 2.9)

A spacious, double bedroom to the front elevation with a timber, double glazed window, which affords long distance views down the Wharfe Valley. One's eyes are drawn to a feature, original, ornate, cast iron fireplace. Stripped pine door, fitted wall shelving, radiator and carpeted flooring.

Bedroom Three

13'5" x 9'6" (4.1 x 2.9)

A further good sized, double bedroom to the rear elevation. A timber framed, double-glazed window offers wonderful views up to Ilkley moors. Stripped pine door, radiator, fitted wardrobe and carpeted flooring.

Bathroom

A stunning, recently fitted house bathroom with low level w/c, hand basin set in a bespoke, timber vanity unit with beautiful marble surface and traditional style mixer tap and bath with traditional mixer tap and thermostatic drench shower plus additional shower attachment. Glazed screen, contemporary

metro tiling to walls, attractive, decorative floor tiles. Chrome, heated towel rail, double glazed window with fitted blind.

SECOND FLOOR

Landing

Stairs from the first floor lead to a landing area with Velux roof light and access to useful, boarded, eaves storage. A doorway gives access to:

Master Bedroom

15'5" x 12'1" (4.7 x 3.7)

Wow! This room is absolutely stunning, a wonderful oasis of peace and calm. One's eyes are immediately drawn to the two, side by side, Juliette balconies allowing the natural light to flood in and affording marvellous views up to Ilkley moor. This is a most spacious bedroom courtesy of the full width dormer, allowing ample space for a king size bed and occasional furniture. Halogen down lighting, four radiators. Storage cupboard over the stairs. A doorway opens into:

Ensuite

A great sized en-suite bathroom comprising a panel bath with mixer tap and hand shower over, vanity basin with useful cupboard and low level w/c. Further built in storage cupboards and drawers, Velux roof light, Karndean flooring and halogen down lighting.

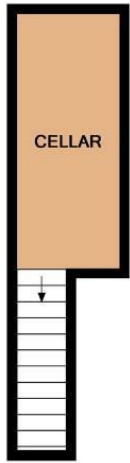
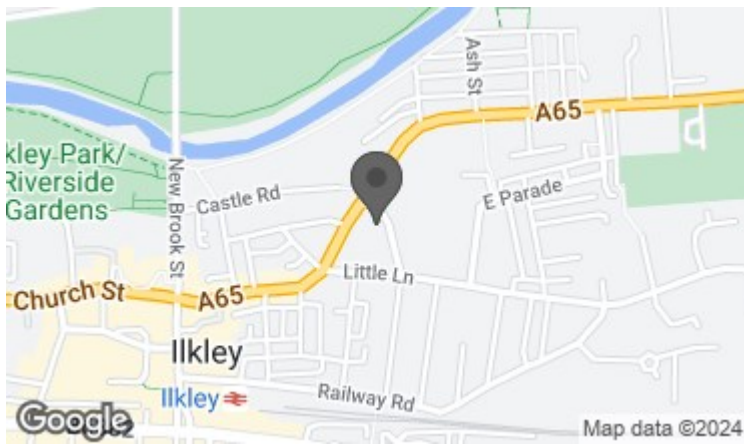
OUTSIDE

Garden

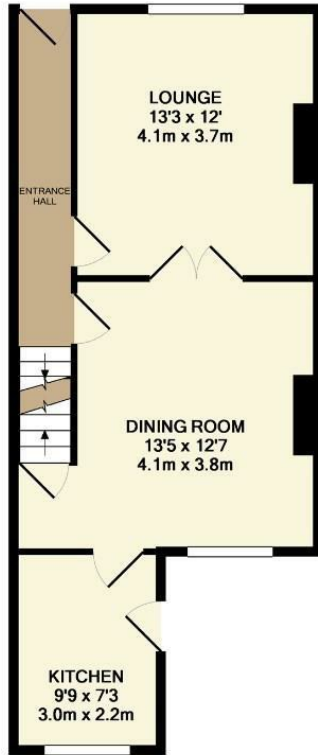
To the front of the property is an off-street, cobbled parking space with newly installed EV charging point. A Yorkshire stone flagged pathway leads to the front door steps - a great spot to sit with a cuppa in the morning sunshine and watch the world go by.

A half-glazed, timber door from the kitchen opens onto a most private world - this enclosed, rear, south-west facing cottage garden is absolutely charming. This is an ideal spot for relaxing or al fresco entertaining in the afternoon and evening sun. A patio area of Yorkshire stone flags directly to the rear of the house benefits from the stone walls maintaining the heat from the sunlight well into the evening, making this just the most private spot to sit chatting with friends with a glass or two of your favourite tippie. Beyond the patio is an area of lawn. The timber fencing and trellising support many climbing roses, clematis and vines, which provide a riot of colour and fragrance in the summer months. A stone shed with power and light creates an excellent workshop or storage. There is an area, which would support a trampoline. A further gate to the side gives access to a covered ginnel that runs between the neighbouring properties.

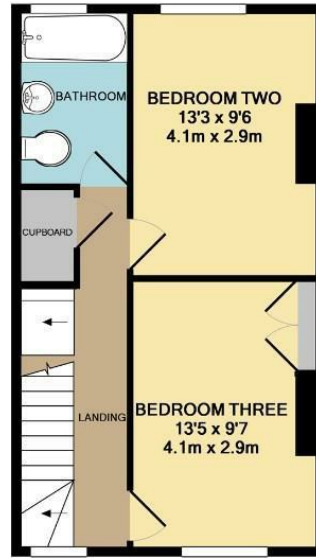




BASEMENT LEVEL
APPROX. FLOOR
AREA 98 SQ.FT.
(9.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.0 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	
Very energy efficient - lower running costs	Current Interest
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Interest
(81 plus) A	
(61-80) B	
(31-60) C	
(11-50) D	
(-11-30) E	
(-31-50) F	
(-51-70) G	
Not environmentally friendly - higher CO ₂ 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.