

Harrison Robinson

Estate Agents



8 Margerison Crescent, Ilkley, LS29 8QZ

Price Guide £625,000

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GROUND FLOOR

Reception Hall

A smart, composite front door with attractive glazed panels opens into the welcoming hallway with doors giving access to the lounge, kitchen, newly installed cloakroom and useful storage cupboards with a return staircase leading up to the first floor. Radiator, newly carpeted flooring. This is a lovely spot in which to welcome family and friends.

Lounge

15'10" x 10'9" (4.83 x 3.30)

A lovely, spacious living room with a large, double glazed window allowing lots of natural light to flood in and affording lovely views over the peaceful cul de sac. A coal effect gas fire with wooden mantle and granite hearth and surround provides an attractive focal point to the room. Newly carpeted flooring, radiator.

Breakfast Kitchen

13'3" x 10'0" (4.06 x 3.05)

A fabulous, dual aspect, breakfast kitchen fitted with a wide range of white base and wall units with contrasting dark grey work surfaces, useful breakfast bar and white, tiled splashbacks. Integral appliances include a fridge/freezer, electric oven and four ring gas hob with extractor over. Space and plumbing for a washing machine and dishwasher, a one and a half bowl, stainless steel sink with chrome mixer tap sits beneath the large double glazed window to the side elevation. Slate effect, vinyl flooring, radiator, composite door with obscure glazed panels and transom light leads out to the tarmac driveway and single garage and also a useful outside store/utility room currently housing the tumble dryer and recently installed central heating boiler. Door into:

Dining Room

10'9" x 8'9" (3.3 x 2.69)

A great space to the rear of the property with ample room for a family dining table, one can imagine many happy times entertaining family and friends here and with a double glazed door with side window giving direct access to the rear patio area and west facing garden. Laminate flooring, radiator.

Cloakroom

Recently updated with low-level W.C., pedestal handbasin with chrome mixer tap, wood effect laminate flooring. Stone effect wall tiling to half height, obscure, double glazed window to front elevation. Chrome, ladder style, heated towel rail, downlighting.

FIRST FLOOR

Landing

A return, carpeted staircase with large double glazed window to side elevation, allowing ample natural light, leads to the first floor landing. Doors open into three bedrooms, a study/nursery and the new, four-piece house bathroom.

Bedroom One

12'10" x 10'9" (3.93 x 3.28)

A great sized, double bedroom to the front elevation with a double glazed window with radiator beneath overlooking the cul de sac and with a fabulous view up to the Cow and Calf rocks. Carpeted flooring, radiator, fitted wardrobes.

Bedroom Two

11'9" x 10'9" (3.60 x 3.28)

A further, spacious, double bedroom to the rear of the property with a double glazed window overlooking the rear, west facing garden. Carpeted flooring, radiator, ample room for furniture and wardrobes.

Bedroom Three

9'10" x 8'11" (3.02 x 2.72)

A double bedroom, again to the rear of the house with a double glazed window affording a lovely view over the garden. Carpeted flooring, radiator.

Study

9'11" x 4'9" (3.04 x 1.46)

A single bedroom to the front elevation, which could also be used as a home office, nursery or dressing room. Double glazed window, radiator, carpeted flooring.

Bathroom

Immaculately presented, a recently fitted, four-piece house bathroom with low-level W.C., handbasin with chrome mixer tap set in a vanity cupboard and bath with chrome mixer tap and tiled side. Corner shower cubicle with thermostatic drench shower plus additional attachment, curved, glazed screen and stone effect wall tiling. Downlighting, chrome, heated towel rail. Extractor, obscure, double glazed window to side elevation, laminate flooring.

OUTSIDE

Garden

To the rear one finds a lovely, west facing garden, predominantly laid to lawn with two patio areas to enjoy the sunshine and al-fresco entertaining. This is a great family garden with plenty of room for children to play. Stone walling and smart fencing to one side maintain security and mature trees surrounding the garden provide a good level of privacy.

To the front of the house there is a level lawn bordered by a low, level stone wall with paved steps leading up to the front door. A border to one side is stocked with mature plants and shrubs and wooden gates give access to a further tarmac drive, ideal for children to play or additional parking. A recessed store by the side door houses the tumble dryer and recently installed, central heating boiler provides extra storage. The property enjoys fabulous views across the valley and up to the Cow and Calf rocks.

Garage And Driveway Parking

To the front of the house there is a smart, block paved driveway for two cars and a single garage with up and over door provides excellent storage or parking for a car.

UTILITIES AND SERVICES

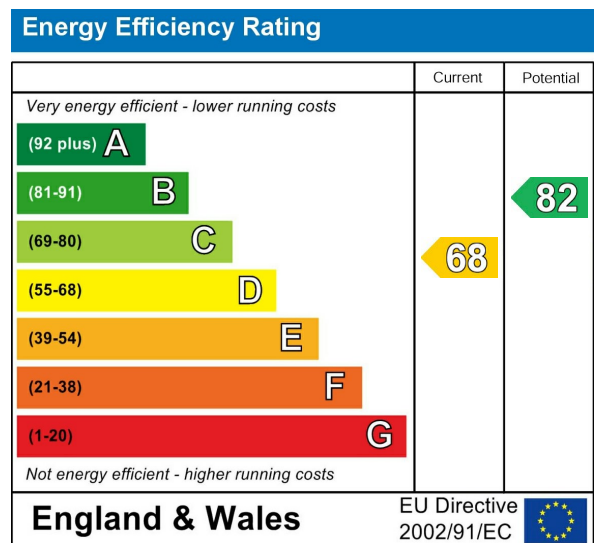
The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

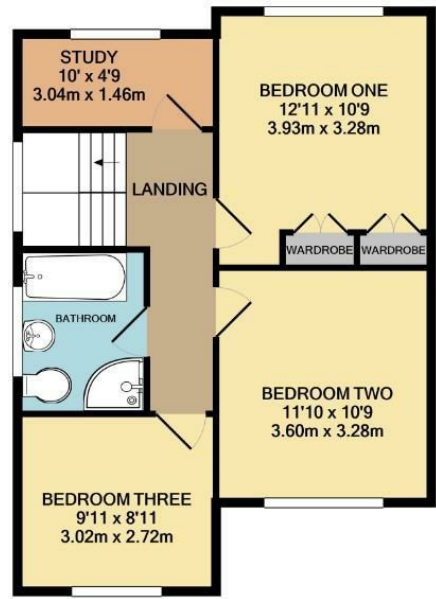


- *****No Onward Chain*****
- **Very Well Presented Three Bedroom Plus Study Detached House**
- **Level West Facing Garden**
- **Highly Regarded Cul De Sac Location**
- **Newly Installed Contemporary Four Piece Bathroom And Cloakroom**
- **Neutral Decor Throughout**
- **Well Presented Breakfast Kitchen**
- **Driveway Parking And Single Garage**
- **Walking Distance To Train Station And Excellent Schools**
- **Council Tax Band E**





GROUND FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1082 SQ.FT. (100.5 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.



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