

Harrison Robinson

Estate Agents



18 Melville Grove, Ilkley, LS29 8NX

Price Guide £385,000

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GROUND FLOOR

Entrance Hall

A timber entrance door with two opaque glazed panels opens into a bright and spacious entrance hall. A further matching glazed panel accentuates the light atmosphere. This would be a great spot to greet visitors. An understairs cupboard provides useful storage space and houses the central heating boiler. Carpet tiles to the floor and radiator. Staircase to the first floor.

Lounge

13'3" max x 12'2" (4.06 max x 3.72m)

A glazed door opens into a good-sized lounge benefitting from a large, bay window allowing the light to flood in and affording a pleasant, open aspect over the head of this quiet cul-de-sac and a lovely view over the front garden. A smart, timber fire surround with complementary marble fireback and hearth houses a gas fire. Carpeting and radiator.

Dining Room

11'5" x 11'5" (3.50 x 3.48)

A second spacious reception room, which would serve well as a dining room/family room. Sliding UPVC double-glazed doors lead out onto the patio and long, rear, west facing garden beyond and provide a lovely, open aspect. One's eyes are drawn to a cast iron gas stove with timber beam over. Practical, ceramic, tiled floor.

Kitchen

8'2" x 7'1" (2.49 x 2.18)

Fitted with a range of wooden fronted base and wall units with laminate worksurface over and colourful, ceramic tiled splashback. A stainless-steel sink and drainer with mixer taps sits beneath a UPVC, double-glazed window providing a pleasant view over the rear garden. Integrated appliances include an electric oven and stainless-steel gas hob. Space for a fridge freezer and space and plumbing for a washing machine. Downlighting, under-pelmet lighting and continuation of the ceramic flooring.

FIRST FLOOR

Landing

A UPVC, double-glazed window to the side elevation allows light to flood in to the landing space. Access to all bedrooms and bathroom. Loft hatch.

Bedroom One

14'11" max x 11'5" (4.57 max x 3.48)

A generous, double bedroom to the front elevation benefitting from a large UPVC double-glazed bay window, which makes for a bright and airy atmosphere. The moorland views are stunning including a direct view of the Cow and Calf Rocks to wake up to in the morning! Fitted wardrobes, vanity washbasin and radiator.

Bedroom Two

11'3" x 10'2" (3.45 x 3.12)

A second spacious double bedroom, this time to the rear elevation enjoying wonderful, far reaching views towards Middleton through the large, UPVC, double-glazed window. Built-in cupboards, carpeting and radiator.

Bedroom Three

8'4" x 7'4" (2.56 x 2.26)

A single bedroom to the front of the property enjoying the lovely views of Ilkley Moor. The UPVC double-glazed window allows the natural light to flood in. Built-in cabin bed with storage beneath. Laminate flooring and radiator.

Bathroom

A three-piece house bathroom comprising of a panel bath with Mira shower over, a large vanity basin and low-level w/c. Fully tiled to the walls and floor. A UPVC, double-glazed window with opaque glazing allows for ample natural light. Downlighting and radiator.

OUTSIDE

Driveway & Parking

The property enjoys a particularly wide plot to the front providing ample room for parking several vehicles. Single garage.

Gardens

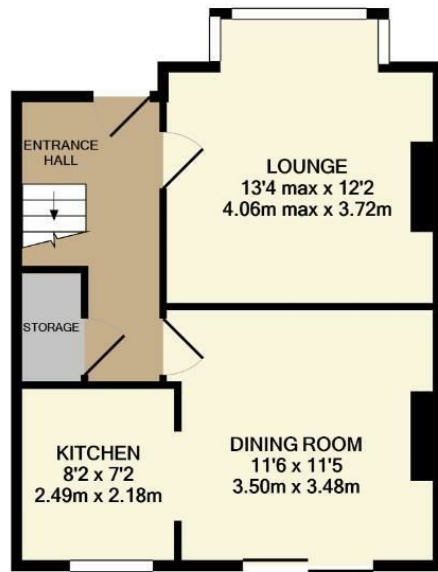
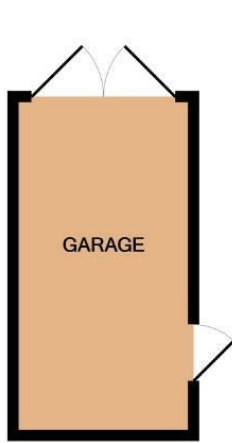
The piece de la resistance of this lovely property is its generous

plot and gardens. The house is set well back from the road enjoying a good-sized lawned garden to the front with flower borders and bounded by a picket fence. The majority of garden belongs to the rear of the property and comprises of a sizeable, paved patio area accessed directly from sliding doors with steps leading down onto a long lawn with further paved area beyond housing a timber shed. Hedging and fencing maintain privacy. The rear garden enjoys a west facing aspect and stunning views towards Ilkley Moor and the Cow and Calf. This is a superb environment in which to enjoy al fresco entertaining or simply to sit in the sunshine with a cup of tea listening to the bird song and absorbing the breathtaking countryside views.

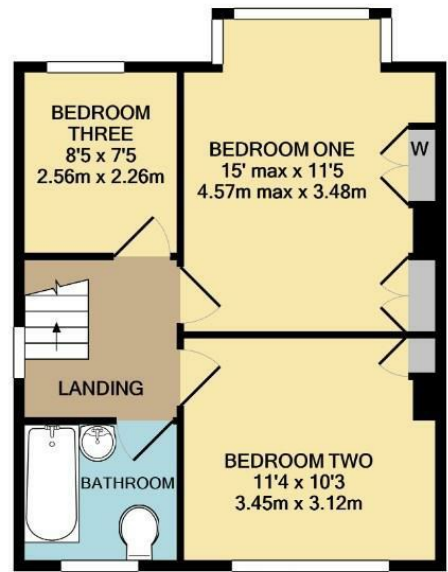
Utilities and Services

The property benefits from mains gas, electric and drainage. Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage.





GROUND FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 839 SQ.FT. (77.9 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
48	85

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