

Harrison Robinson

Estate Agents



10 Nile Road, Ilkley, LS29 8HJ

Price Guide £400,000

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GROUND FLOOR

Entrance Hall

A wooden entrance door with arched glazing opens into porch area with inset matting and solid wood flooring providing space for hanging coats. A glazed, panelled door opens into the welcoming hallway with continuation of the solid wood flooring. Original features include high ceilings, coving and skirting. A door leads into:

Lounge

11'9" x 10'9" (3.6 x 3.3)

A fabulous sized, light and airy room which has been knocked through into the dining room with box bay window and double-glazed windows to the front elevation allowing a great amount of natural light to flood in. A log burning stove set on a stone hearth with heavy stone lintel creates a focal point and one can imagine feeling very cosy in front of a roaring fire on a winter's night. Fitted cupboard to one alcove, carpeted flooring, radiator, high ceilings and coving. Open into:

Dining Room

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

A great space to the rear of the property with ample room for a dining table. A large window to the rear sun room allows plenty of light and one can imagine many happy times entertaining family and friends here. Carpeted flooring, radiator. Door to deep under stairs storage cupboard currently housing the tumble dryer and providing storage for household appliances. Door into:

Kitchen

14'1" x 6'10" (4.3 x 2.1)

A beautiful, recently fitted, sunny kitchen to the rear of the property with a range grey, Shaker style cabinetry with brushed chrome door knobs and cup handles with quartz worksurfaces, upstands and attractive wall tiling to splashbacks. Integral appliances include double electric oven, fridge freezer, dishwasher, washer/dryer and induction hob with extractor over. An inset sink and drainer with black mixer tap sits beneath the window into the sun room. A further window to the rear overlooks the attractive, landscaped, courtyard garden and allows a good amount of light to flood in. Solid wood flooring, downlighting. A glazed door opens into the:

Sun Room

A great additional room in which to relax and enjoy the sunshine with single glazed windows and roof with half glazed timber door to the courtyard garden. Smartly painted concrete flooring, electricity points. This room could be used for a variety of purposes and provides additional living or storage space.

FIRST FLOOR

Landing

Carpeted stairs with handrail lead up to the landing which has a spacious feel due to the high ceilings and split level. Doors lead into two double bedrooms and the house bathroom.

Bedroom Two

15'8" x 10'9" (4.8 x 3.3)

A great sized double bedroom to the front elevation with two double glazed windows. Newly fitted wardrobes provide excellent hanging space and storage. Picture rail, carpeted flooring, radiator.

Bedroom Three

12'9" x 8'6" (3.9 x 2.6)

A further double bedroom to the rear of the house with double glazed window overlooking the courtyard garden with radiator beneath. Picture rail, carpeted flooring.

Bathroom

An immaculately presented, newly fitted bathroom with low level w/c with concealed cistern, hand basin with black mixer tap and bath with black, thermostatic drench shower plus additional shower attachment, glazed screen and tiled side. Attractive wall tiling, complementary floor tiles, black, ladder style heated towel rail. Obscure glazed window to rear. Cupboard housing the newly fitted, gas central heating boiler.

SECOND FLOOR

Master Bedroom

15'8" x 14'5" (4.8 x 4.4)

A door gives access to a return, carpeted staircase with handrail and balustrade which leads up to the fabulous master

bedroom. This is a great sized double bedroom with double glazed window affording beautiful views up to Ilkley Moor. Useful built in cupboards with a further fitted cupboard providing hanging space. Great, boarded under eaves storage, carpeted flooring radiator.

OUTSIDE

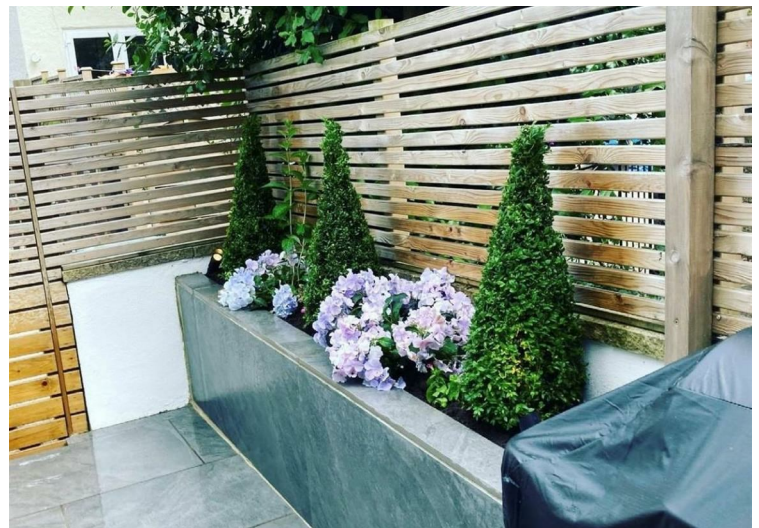
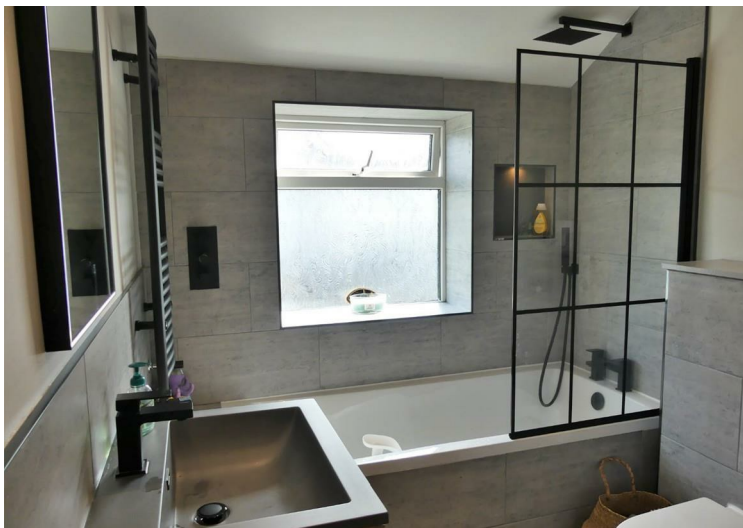
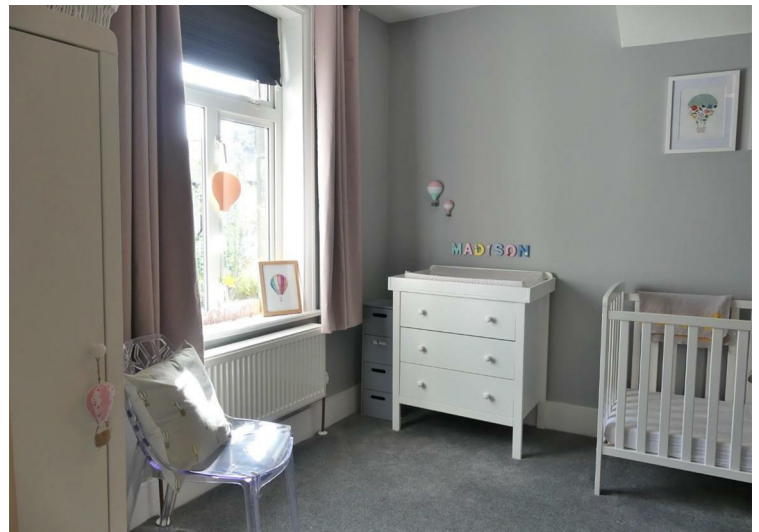
Courtyard Garden

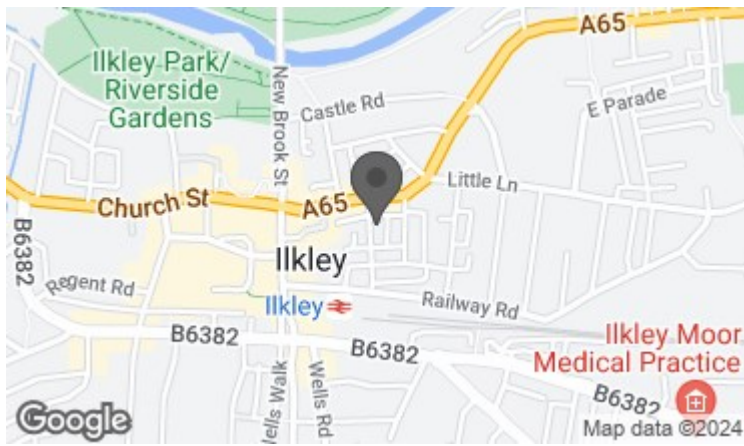
The current owners have landscaped the courtyard garden to create a fantastic outdoor seating area with attractive paving and smart fencing maintaining privacy. Attractive planters, a wooden gate opens to the quiet, rear access lane.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to the property.

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

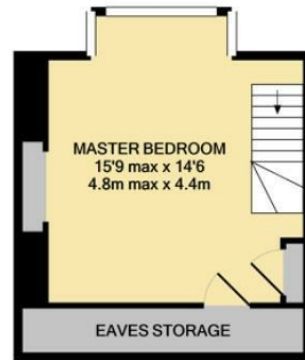




GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 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
69	83

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
B	A

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.