

Harrison Robinson

Estate Agents



88 Bolling Road, Ilkley, LS29 8QQ

£563,500

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GROUND FLOOR

Entrance Hall

A smart, composite door with glazed panels opens into a spacious hallway. Doors lead into two bedrooms, the kitchen, modern shower room and dual aspect lounge. A staircase with timber balustrading leads up to the attic bedroom. Tile effect vinyl flooring.

Lounge

19'11" x 12'4" (6.09 x 3.78)

A good sized, dual aspect lounge with double glazed windows to both the front and side elevations allowing ample natural light. Plenty of room for comfortable furniture, laminate flooring, two radiators.

Kitchen

10'5" x 10'0" (3.18 x 3.06)

Fitted with a range of pale wood effect base and wall units with stainless steel handles, complementary worksurfaces and tiled splashbacks. Integral appliances include electric oven and electric hob with extractor over and space for an under counter fridge, freezer and washing machine. A one and a half bowl, stainless steel sink with chrome mixer tap sits beneath a double glazed window to the side elevation. Tile effect vinyl flooring, downlighting, radiator. Door into:

Conservatory

9'6" x 7'0" (2.90 x 2.14)

A light and airy conservatory overlooking the rear garden, a delightful spot to sit and enjoy the sunshine and peace and quiet. Double glazed windows and patio door leading out to the garden, tiled flooring.

Bedroom One

15'5" x 10'3" (4.72 x 3.14)

A spacious double bedroom to the rear elevation with double glazed window, laminate flooring and radiator.

Bedroom Three

10'3" x 7'4" (3.14 x 2.24)

A good sized single bedroom to the front elevation with a double

glazed window overlooking the front garden, laminate flooring and radiator.

Shower Room

A modern, three-piece shower room with low level w/c, hand basin with chrome, mixer tap set in a white vanity unit with mirrored, wall cabinet over and large, walk-in shower cubicle with electric shower, glazed door and stone effect wall tiling. Downlighting, extractor, complementary floor tiles. Obscure, double glazed window to rear.

FIRST FLOOR

Attic Room / Bedroom Two

27'5" x 11'6" (8.38 x 3.52)

A staircase with timber balustrading leads up to the first floor of the property, where one finds a most spacious bedroom with two, double glazed windows with radiators beneath. Laminate flooring, ample under eaves storage.

OUTSIDE

Garden

The property enjoys a delightful, generous corner plot with neat, lawned front and side gardens with mature shrubs and trees and neat hedging maintaining privacy. There are predominantly paved areas to the south facing rear garden, perfect for al-fresco dining and entertaining. This really is a fantastic garden for adults to enjoy and children to play safely. There is space to extend the property (STPC). Steps from the rear garden lead up to:

Driveway Parking And Single Garage

A tarmac driveway providing parking for two vehicles in front of a single garage with up and over door.

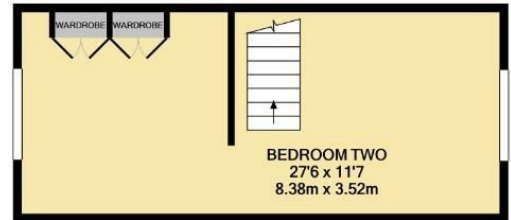
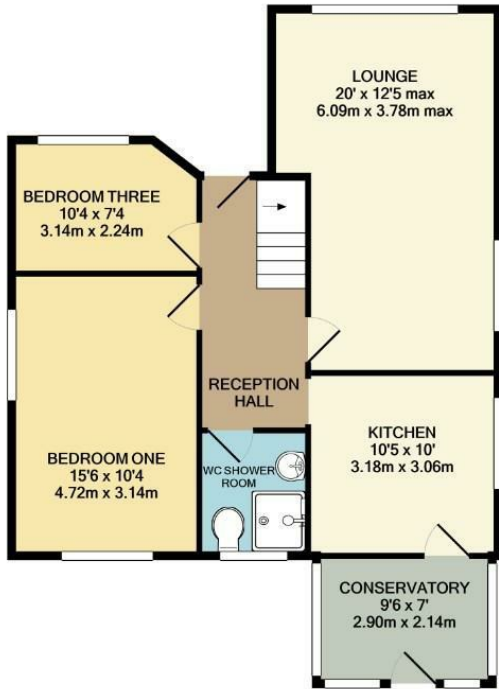
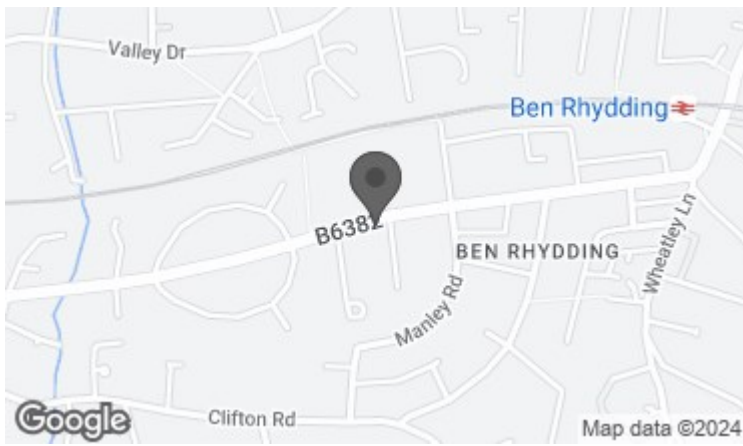
UTILITIES AND SERVICES

The apartment benefits from mains gas, electricity and drainage.

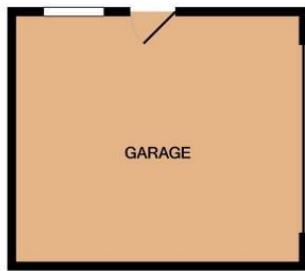
It is shown that Ultrafast Fibre Broadband is available to this property.

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





FIRST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 980 SQ.FT.
(91.1 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1065 SQ.FT. (98.9 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
52	79

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