

Harrison Robinson

Estate Agents



11 Clifton Terrace, Ilkley, LS29 8ED

£515,000

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GROUND FLOOR

Entrance Hall

A timber entrance door with attractive stained glass transom light opens into a welcoming hallway. Doors lead into the lounge, beautiful kitchen and handy cloakroom. Feature archway, dado rail, coving, traditional style radiator, tile effect vinyl flooring.

Lounge

16'0" x 13'3" (4.88 x 4.06)

A good sized lounge with pebble effect electric fire in a beautiful, ornate marble surround and hearth. Double glazed bay window with obscure glazing, carpeted floor, two traditional style radiators. Attractive features include picture rail, coving and ceiling rose.

Living Dining Kitchen

27'0" x 16'9" (8.23 x 5.13)

A recently installed fitted kitchen, with sage base and wall units with metal handles, wood effect worksurfaces and attractive tiled splashbacks, incorporating a handy breakfast bar, a great spot to sit and enjoy a coffee and a chat. Integral appliances include dishwasher, fridge freezer, electric oven and microwave combination oven, four ring induction hob with extractor over and wine cooler. Inset composite sink with chrome mixer tap beneath a double window overlooking the garden. Two Veluxes allow natural light, exposed beams, tiled flooring with under floor heating, downlighting. Being open to the dining room this is a fantastic entertaining space and one can imagine many happy times with family and friends here. A spacious dining area with beautiful stone fireplace housing an electric stove and with ample room for a family dining table. Luxury, wood effect vinyl flooring, tall double glazed door leading out to a south west facing landscaped garden. Traditional style, vertical radiator.

Cloakroom

With low level w/c and hand basin with vanity cupboard, chrome waterfall tap and tiled splashback. White, ladder style, heated towel rail, feature wallpaper, sensor downlighter. Wooden laminate flooring,

FIRST FLOOR

Landing

A carpeted staircase with brass handrail and dado rail leads up to the first floor landing. A window at the top affords natural light. Doors open into two double bedrooms and the house bathroom. Radiator, timber balustrading. A further staircase leads to the second floor.

Bedroom

14'0" x 9'1" (4.27 x 2.77)

A light and airy double bedroom overlooking the lovely, rear garden with carpeted flooring, picture rail and radiator. Floor to ceiling fitted wardrobes with mirror fronted, sliding doors incorporating a cleverly designed en suite cloakroom.

En Suite

With low level w/c and hand basin with vanity cupboard, chrome waterfall tap and tiled splashback. White, ladder style, heated towel rail, glass shelf, laminate flooring. Downlighter, extractor.

Bedroom Two

12'11" x 10'4" (3.96 x 3.15)

A second double bedroom to the front elevation affording lovely long distance views. Carpeted flooring, fitted wardrobes, picture rail, radiator.

Bathroom

A beautifully presented, four-piece house bathroom with low level w/c with concealed cistern, large hand basin in deep vanity drawers with chrome waterfall tap, bath with tiled side and shower attachment and separate corner shower cubicle with thermostatic drench shower, glazed screens and recessed shelf. Attractive, marble effect wall tiling, complementary slate floor tiles with underfloor heating. Tall, grey ladder, backlit wall mirror, obscure glazed window, downlighting.

SECOND FLOOR

Landing

A carpeted staircase with timber balustrading leads up to the second floor where doors open into two further bedrooms and a shower room. Traditional style radiator, exposed beam, loft hatch.

Bedroom Three

13'10" x 11'8" (4.24 x 3.58)

A good sized double bedroom with Velux, fitted wardrobe and cupboard, carpeted flooring and radiator. Exposed beam.

Bedroom Four

12'7" x 11'1" (3.86 x 3.38)

Last but not least, a spacious double bedroom with Velux to the front elevation, carpeted flooring and radiator. Recessed wardrobe with sliding mirrored doors, deep recessed cupboard, exposed beam.

Shower Room

Immaculately presented with low level w/c with concealed cistern, hand basin set in stone effect vanity drawers with waterfall tap and tiled splashback. Separate shower cubicle with electric shower, beautiful, marble effect wall tiling and glazed door. Laminate flooring, grey, ladder style, heated towel rail, exposed beam, downlighter.

LOWER GROUND FLOOR

Cellar

15'8" x 13'6" (4.8 x 4.14)

A traditional style cellar with stone flooring, two radiators and double glazed window. Power and lighting, new consumer unit.

OUTSIDE

Garden

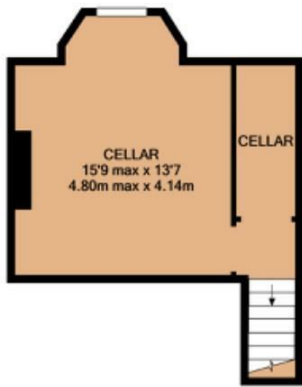
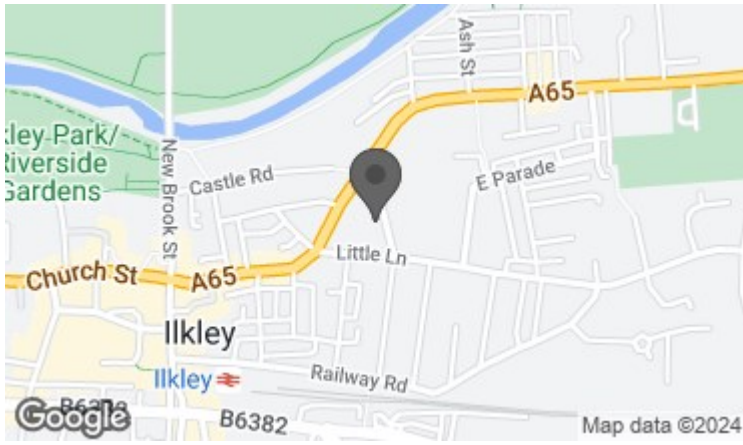
To the front the property benefits from a gravelled off street parking space with fencing to one side maintaining privacy. To the rear one finds an attractive, landscaped, low maintenance, west facing garden with paved patios and pretty borders. There is ample room for outdoor furniture, ideal for al-fresco entertaining or simply relaxing in the sunshine. Outside tap, double electricity point, security lights, timber shed. Smart fencing and a brick wall to the rear maintain privacy. A wooden gate leads to a quiet, rear access lane.

UTILITIES AND SERVICES

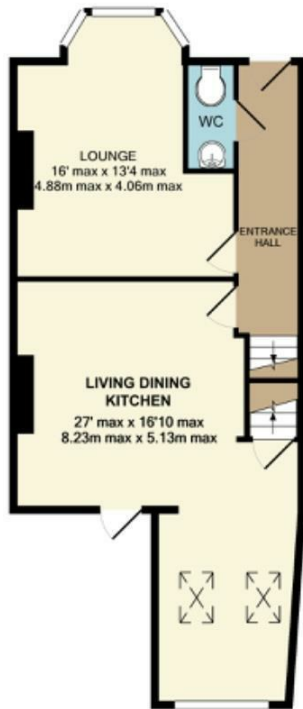
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

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

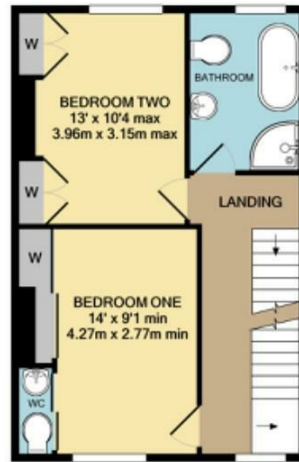




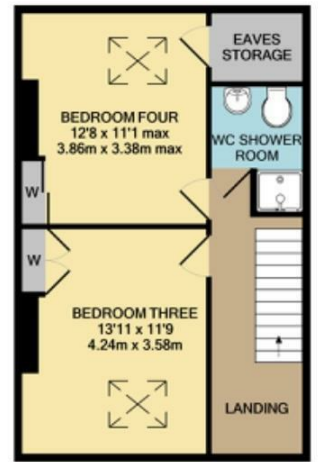
BASEMENT LEVEL
APPROX. FLOOR
AREA 258 SQ.FT.
(24.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1730 SQ.FT. (160.7 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
67	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

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.