

# Harrison Robinson

Estate Agents



**Archway Cottage, 24 Skipton Road, Ilkley, LS29 9EP**

**£450,000**

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## GROUND FLOOR

### Entrance Hallway

A flagged area with well stocked borders and two steps lead to a UPVC front door with glass, transom panel above, offering stunning, framed glimpses of Ilkley Moor, which opens into a charming entrance hallway with engineered wooden flooring - ideal for kicking off muddy shoes and boots after a long walk along the riverside or over the moors. Stairs lead to the first floor and a large UPVC window affords natural light. Deep coving, dado rail, covered radiator and halogen downlighting.

### Sitting Room

12'5" x 12'1" (3.8 x 3.7)

A spacious, well-proportioned sitting room, which is a bright space courtesy of the natural light flooding in through the south facing, UPVC double-glazed window to the front aspect, with built-in window seat and radiator below. Feature fireplace opening with slate hearth and timber mantle over, deep original corncicing and picture rail. Engineered wooden flooring and central light fitting.

### Breakfast Kitchen

13'5" x 12'5" (4.1 x 3.8)

A modern breakfast kitchen comprising a range of wall and base units with wooden doors and drawers, incorporating a tall, half glazed cabinet having contrasting grey, laminate worktops incorporating a modern slant on a double, Belfast sink with modern, chrome mixer tap, sitting under a window overlooking the courtyard. Smart, tiled splashbacks, two stainless-steel and glass, side by side ovens with four-ring, black, ceramic, electric hob, space and plumbing for an American style fridge/freezer, integrated dishwasher, integrated, wall mounted, stainless-steel microwave, fitted storage cupboard, inset feature halogen downlighting and a thermostatic heating control pad. Ample space for a central dining table Central heating radiator and continuation of the engineered wooden flooring, A UPVC, half-glazed, door with glass panel opens to the outside, courtyard area to the rear of the property. Door to concrete stairs leading down to: -

## BASEMENT LEVEL

## Cellar

A good-sized cellar with a range of fitted base units with laminate worktop and stainless-steel sink with mixer tap. Space and plumbing for washing machine and drier. Wall mounted, combination boiler, pressurised hot water cylinder, fuse box and timber framed window to the rear aspect.

## FIRST FLOOR

### Landing

From entrance hall, stairs leads up to a spacious landing giving access to the principal rooms which leads to the second floor. A UPVC double-glazed window to the rear aspect affords ample natural light. Radiator.

### Bedroom One

11'5" x 10'9" (3.5 x 3.3)

A well-proportioned, smartly presented, double bedroom with a large, south facing, UPVC double-glazed window to the front aspect, affording wonderful views up to Ilkley moors. Central light and central heating radiator.

### En Suite Shower Room

Part tiled with a white bathroom suite comprising low-level w/c, vanity wash basin with useful cupboard below, fully tiled shower cubicle with glazed door and electric shower. Extractor fan and low-voltage downlighting.

### Bedroom Two

12'5" x 12'1" (3.8 x 3.7)

A great, double bedroom incorporating a south facing, UPVC double-glazed window to the front aspect again with stunning views up to Ilkley moors. Original, white painted, feature cast-iron fireplace, three wall light points and covered central heating radiator.

### Bedroom Three

12'9" x 11'1" (3.9 x 3.4)

Yet another double bedroom with a UPVC double-glazed window to the rear aspect. Original, feature, bedroom fireplace, fitted wardrobes, central heating radiator, a useful, vanity wash basin with tiled shelf and storage unit below and an additional, wall hung, vanity unit above with mirror. Central ceiling light.

## House Bathroom

A part tiled bathroom with white bathroom suite comprising a low-level w/c with concealed cistern, a freestanding, claw-foot bath with thermostatic shower over, a vanity wash basin with fitted storage cupboards above, vanity units and a mirror with open glass shelving either side. Central heating radiator, UPVC double-glazed, frosted window to the rear aspect and wood effect, vinyl flooring.

## SECOND FLOOR

### Study Area

16'8" x 11'1" (5.1 x 3.4)

Stairs from the first floor landing to a great space - very useful as a study to get away from it all or a teenage, X-box chill out zone. UPVC double-glazed window to the side aspect with views up to the iconic Cow and Calf Rocks. Low-level, fitted storage cupboards, central heating radiator, part laminate flooring, inset ceiling spotlights and useful, under eaves storage.

### Bedroom Four

11'5" x 10'9" (3.5 x 3.3)

A contemporary styled, double bedroom with Velux window, fitted wardrobes with white sliding doors, electric radiator, carpeted flooring and two wall light points.

## Bathroom

Fully tiled, white, three-piece bathroom suite comprising low-level w/c with concealed cistern, round ceramic wash basin with storage below and additional shelving unit and bath with modern, chrome mixer tap with hand shower attachment.

## OUTSIDE

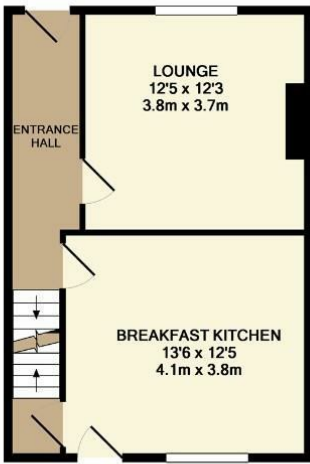
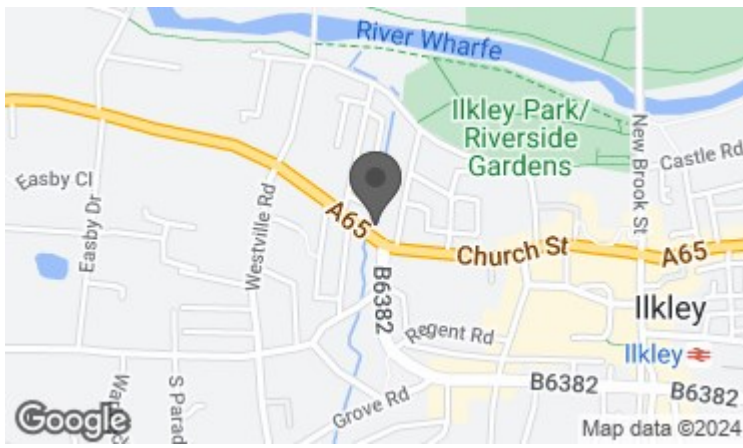
### Outdoor Space

A south facing, paved area to the front of the property provides off street parking for one car with delightful, well stocked borders including a range of shrubs and plants. An archway leads to the rear where there is a shared, gravelled courtyard, which provides additional parking and a flagged, patio area out from the rear door ideal for relaxing or al- fresco entertaining in the afternoon and evening sun.

## UTILITIES & 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.

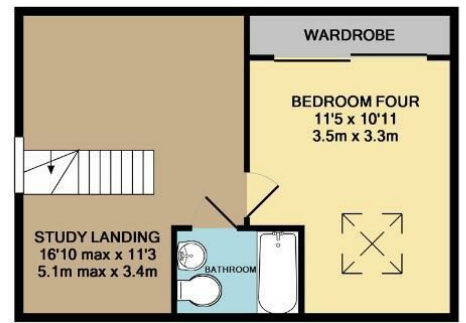




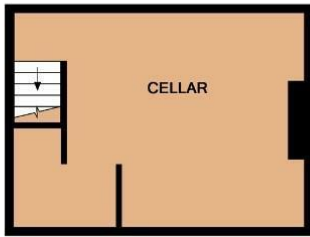
GROUND FLOOR  
APPROX. FLOOR AREA 402 SQ.FT.  
(37.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA 579 SQ.FT.  
(53.8 SQ.M.)



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



BASEMENT LEVEL  
APPROX. FLOOR AREA 197 SQ.FT.  
(18.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1582 SQ.FT. (147.0 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
53	81

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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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