

Harrison Robinson

Estate Agents



8 River View, Ilkley, LS29 8LP

Price Guide £335,000

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GROUND FLOOR

Entrance Hall

The spacious driveway leads around to the side of the property where one finds a half-glazed UPVC front door with opaque glazing opening into a welcoming hallway with stairs leading to the first floor. A UPVC double-glazed side window with opaque glazing allows for ample natural light. Driftwood effect, vinyl flooring and underfloor heating. A storage cupboard houses the fuse board and underfloor heating controls.

Lounge

14'6" x 10'11" (4.44 x 3.35)

From the hallway a door opens into a well-proportioned sitting room having a large, UPVC, double-glazed window allowing natural light to flood in, creating a bright and airy atmosphere whilst affording some lovely, far reaching, countryside views. Matching spotlights and wall lights. Carpeted flooring and underfloor heating.

Dining Kitchen

17'8" x 14'6" (5.41 x 4.44)

To the rear of the property is a spacious dining kitchen newly fitted with a range of soft grey, contemporary base and wall units with complementary laminate work surface over. A stainless-steel sink and draining board with monobloc tap sits beneath a large, UPVC double-glazed window affording a stunning view of the Cow and Calf Rocks – not a bad spot to be doing the washing up! A further window to the side elevation accentuates the bright atmosphere. Space and plumbing for a dishwasher, space for a single oven under a modern extractor and space for a fridge freezer. Driftwood effect, vinyl flooring with underfloor heating. The dining area is spacious with ample room for a good-sized family dining table and space for a few armchairs or a small sofa. One can imagine many happy times here entertaining friends and family. A useful storage cupboard would make a terrific pantry. A half-glazed, UPVC double-glazed door with opaque glazing opens into:

Rear Porch

A charming spot to sit and relax with a nice cup of tea or a drop of what you fancy in the evening admiring the beautiful moorland views. Plumbing and space for a washing machine here. Carpeted flooring.

FIRST FLOOR

Landing

A return carpeted staircase with painted spindle balustrade leads up to the first-floor landing with a feature window keeping everything nice and light. White painted doors give access to the principal rooms. Carpeted flooring and loft hatch.

Bedroom One

14'7" x 10'11" (4.45 x 3.35)

This is a generous, well-proportioned, double bedroom benefitting from a large, UPVC double-glazed window with fitted blind to the front elevation affording charming views. Fitted wardrobes with mirrored sliding doors enhance the feeling of space. Carpeted flooring and radiator.

Bedroom Two

11'8" x 9'10" (3.58 x 3.02)

A further great-sized double room with a UPVC double-glazed window with fitted blind overlooking the south facing rear garden and affording delightful views towards the iconic Cow & Calf Rocks. Carpeted flooring and radiator.

Bedroom Three

11'4" x 6'7" (3.47 x 2.01)

A good-sized, single bedroom or a useful home office space to the front of the property with a UPVC double-glazed window affording lovely, far reaching countryside views. Carpeting and radiator.

Bathroom

8'0" x 7'6" (2.44 x 2.31)

A recently fitted, spacious, contemporary bathroom comprising a panel bath with thermostatic shower over with glazed shower-screen, a vanity style wash hand basin with chrome monobloc tap and storage cupboard below and a low-level w/c. A storage cupboard houses the Worcester Bosch central heating boiler. Driftwood effect, vinyl flooring and contemporary, vertical, towel radiator. Dual aspect, UPVC double-glazed windows with opaque glazing allow for ample natural light.

OUTSIDE

Garden

To the front is a low-maintenance garden, currently laid to concrete, enhancing the already generous driveway parking. To the rear the south facing garden is laid to flagstones, creating a very low maintenance environment with ample room for some colourful garden pots and providing a great spot for al fresco entertaining in the sunshine whilst enjoying the stunning moorland views. Fencing and bushes maintain privacy.

Driveway & Parking

A spacious driveway affords generous parking opportunities.

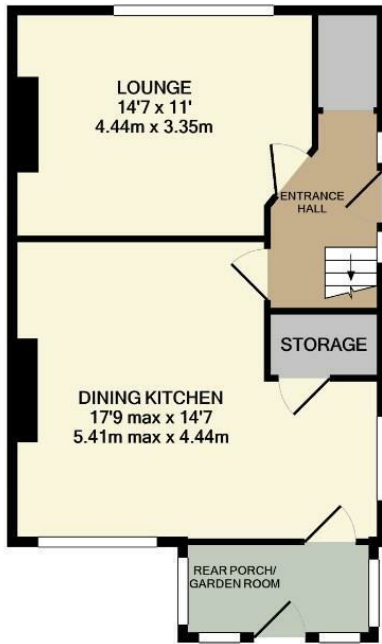
UTILITIES & SERVICES

The property benefits from mains drainage, gas and electricity. Superfast and Ultrafast Broadband are shown on the Ofcom website to be available to this property. Please check the Ofcom website for mobile phone coverage.

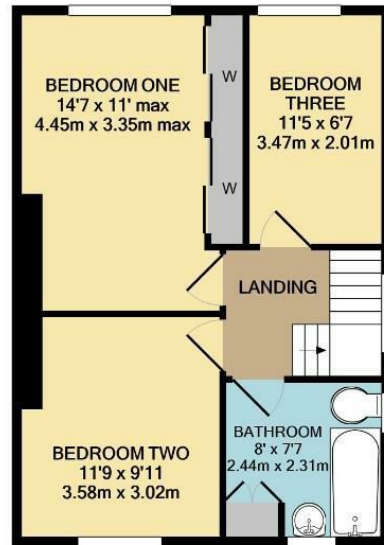


- ****No Onward Chain****
- Three Bedroom Semi-Detached Property
- Newly Renovated Throughout With Underfloor Heating
- Spacious, Contemporary Dining Kitchen
- Stylish Contemporary Bathroom
- South Facing Rear Garden
- Delightful Countryside Views To Both Elevations
- Generous Driveway Parking
- Close Proximity To Excellent Schools & 10 Mins Walk to Ben Rhydding Train Station
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.1 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



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.