

# Harrison Robinson

Estate Agents



**3 Moorside Court, Ilkley, LS29 8UF**

**Price Guide £450,000**

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# 3 Moorside Court, Ilkley, LS29 8UF

## Price Guide £450,000



### GROUND FLOOR

#### Entrance Hall

A half glazed uPVC door opens into a welcoming entrance hall. Oak panelled doors open into bedroom three/home office and utility room, in turn leading out to the south facing garden. Tiled flooring, radiator, under stairs storage cupboard. A return, carpeted staircase leads to the first floor landing with a double glazed window allowing natural light.

#### Bedroom Three / Study

10'5" x 9'2" (3.2 x 2.8)

A flexible room, ideal as a ground floor bedroom, currently utilised as a home office, with a lovely aspect over the garden. Two double glazed windows, carpeted flooring, radiator and coving.

#### Utility Room

6'10" x 5'6" (2.1 x 1.7)

A useful utility room with space and plumbing for a washing machine and cupboard beneath a handy work surface with tiled splashback. Creel, tiled flooring, wall mounted, gas central heating boiler. A half glazed uPVC door leads out to the garden.

### FIRST FLOOR

#### Landing

A return carpeted staircase with white balustrading leads up to the first floor landing. Smart, oak panelled doors open into the dining kitchen, lounge and shower room.

#### Dining Kitchen

15'5" x 8'6" (4.7 x 2.6)

A lovely, light and airy dining kitchen fitted with a range of cream, Shaker style base and wall units with metal handles complementary work surfaces and tiled splashbacks. Appliances include two electric ovens, five ring gas hob with extractor over, slimline dishwasher and fridge freezer. Stainless steel sinks and drainer with chrome mixer tap beneath a double glazed window. Double glazed sliding patio doors open onto a delightful balcony. Tiled flooring, radiator and coving. There is ample room for a family dining table making this a most sociable room.

#### Balcony

Double glazed sliding patio doors open onto a delightful, tiled balcony affording beautiful far reaching views. There is room for a bistro set here, a lovely spot to sit and enjoy the afternoon and evening sun.

#### Lounge

17'4" x 10'5" (5.3 x 3.2)

A spacious lounge with double glazed bay window allowing ample natural light and overlooking the charming garden. Coal effect gas fire with marble surround and hearth, carpeted flooring, radiator, coving.

#### WC Shower Room

Fitted with a low-level W.C., pedestal handbasin with mixer tap and corner shower cubicle with thermostatic shower, glazed door and white wall tiling. Tile effect vinyl flooring, chrome, ladder style, heated towel rail, double glazed window, downlighting.

### SECOND FLOOR

#### Landing

A return carpeted staircase with white timber balustrading and double glazed window leads up to the second floor landing. Doors open into two double bedrooms and a well presented house bathroom. A hatch gives access to the roof space.

#### Bedroom One

17'4" x 10'5" (5.3 x 3.2)

A spacious double bedroom with pale wood effect fitted furniture with stainless steel handles providing excellent storage. Carpeted flooring, radiator. A double glazed window affords lovely views up to Ilkley Moor and enjoys a delightful aspect over the rear garden.

#### Bedroom Two

15'1" x 8'2" (4.6 x 2.5)

Last but not least, a third good sized double bedroom with fitted furniture and double glazed window enjoying beautiful, far reaching views, Carpeted flooring, radiator.

## Bathroom

With low-level W.C., pedestal handbasin with traditional style, chrome taps and bath with tiled side and telephone style shower attachment with chrome mixer tap. Neutral wall tiling with mosaic border, grey floor tiles, radiator. Wall mirror with glass shelving beneath. A Velux allows natural light.

## OUTSIDE

### Garden

The property enjoys a low maintenance, south facing garden, predominantly paved with an attractive, circular patio area, ideal for outdoor furniture. Steps lead to a smart timber gate set in fencing, opening onto Cowpasture Road which in turn provides easy access to Ilkley Moor. Attractive borders with mature planting and shrubs provide greenery. This is a lovely sunny garden, ideal for relaxing, pottering or entertaining with ample room for garden furniture.

### Driveway Parking And Garage

16'0" x 8'2" (4.9 x 2.5)

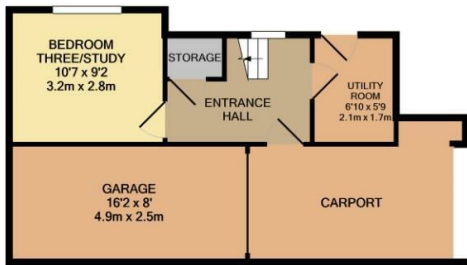
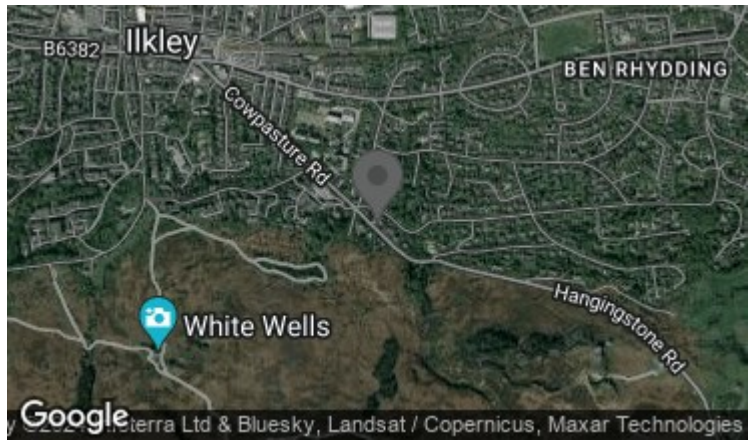
The property benefits from a single garage with up and over door, power and lighting and driveway parking in front of the property. There is a block paved car port area in front of the entrance door, perfect for sheltering from the rain in inclement weather.

## UTILITIES AND SERVICES

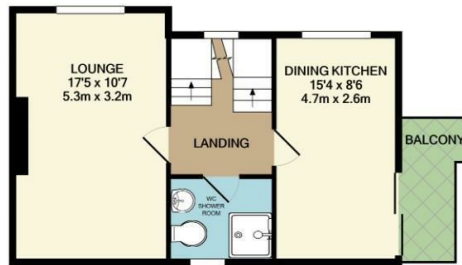
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property.

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

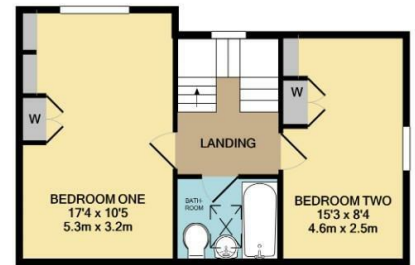




GROUND FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.5 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & CARPORT 1069 SQ.FT. (99.3 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
75	85

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

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.