

Harrison Robinson

Estate Agents



11 Bolton Bridge Road, Ilkley, LS29 9AA

£525,000

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GROUND FLOOR

Reception Hall

The property is approached by a pathway leading to a porch with a smart half glazed composite door opening into the reception hallway, an ideal spot to greet friends and family alike. A useful mirrored fronted wardrobe creates a good amount of storage for coats. Solid wood flooring creates a contemporary feel. Half glazed French doors open into:

Living Dining Kitchen

20'8" x 14'1" (6.3 x 4.3)

The true heart of this family home with ample space for all the family, natural light floods in through a plethora of triple aspect windows including a charming bay window to the front elevation. A kitchen fitted by Addams-Tebbs houses a full range of integrated appliances to include a fridge freezer, washing machine dishwasher and large stainless-steel range with twin ovens and multi-burner gas hob, having a stainless-steel splashback and extractor, perfect to bring the MasterChef out in all of us. The solid wood flooring continues and there is ample space for a family dining table and a casual seating area.

Cloakroom

A useful cloakroom fitted with a low/level W.C. and wash hand basin.

FIRST FLOOR

Landing

Carpeted stairs lead to the good sized first floor landing with French doors opening into the lounge and a further door to the study/bedroom four. A further flight of stairs lead up to the third floor.

Lounge

20'0" x 13'9" (6.1 x 4.2)

Again a charming and bright room of a great size, dual aspect windows allow the natural light to flood in. Ones eyes are drawn to a feature fireplace housing a gas coal effect fire. Carpeted flooring and two ceiling light points.

Bedroom Four / Study

8'6" x 6'10" (2.6 x 2.1)

If you have to work from home then this is the spot, or a good sized single room with built in storage.

SECOND FLOOR

Landing

Carpeted stairs again lead up to this floor with carpeted landing giving access to two double bedrooms and house bathroom.

Bedroom Two

15'5" x 10'9" (4.7 x 3.3)

A great sized bedroom, ideal for a teenager with space for a double bed and desk for work, carpeted flooring and double glazed windows to the front elevation.

Bedroom Three

12'1" x 8'10" (3.7 x 2.7)

Fitted with a full wall of mirrored fronted fitted wardrobes, this room is just ideal for a teenager. Carpeted flooring and window to the front elevation.

Bathroom

The perfect teenagers bathroom, fully tiled, fitted with two separate vanity units housing ceramic washbasins with chrome mono-bloc mixer taps, quadrant glazed shower cubical with thermostatic mains shower, panel bath with centrally mounted fittings including a hand shower and low level W.C.

THIRD FLOOR

Master Bedroom

15'5" x 12'5" (4.7 x 3.8)

An oasis of peace and calm, light floods in through Velux windows which in turn afford long distance views to the Cow and Calf Rocks.

Carpeted flooring and ample space to create a private seating area.

En Suite Shower Room

A fully tiled shower room with Velux window allowing the natural

light to flood in fitted with a glazed quadrant shower cubical with mains thermostatic shower, wash basin with chrome mixer tap and low/level W.C..

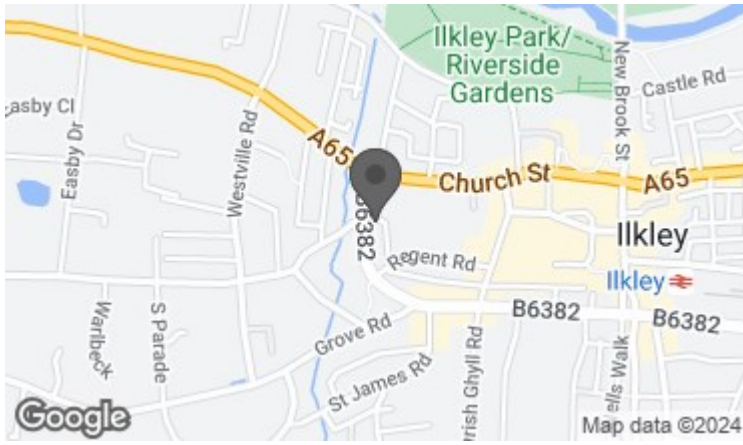
Garden

To the front of the property there is an area which has been graveled to create a low maintenance space in which to relax plus an area for private off road parking.

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.

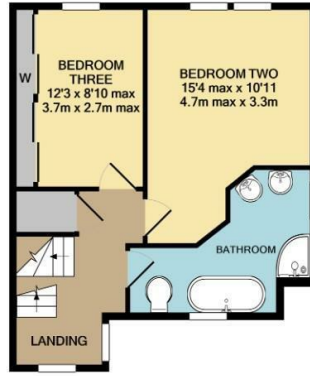




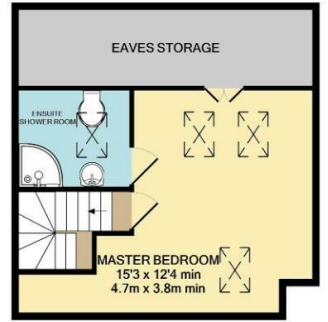
GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)



THIRD FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1739 SQ.FT. (161.5 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
77	85

Very energy efficient - lower running costs

Very 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

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.