

Harrison Robinson

Estate Agents



25 Springs Lane, Ilkley, LS29 8TE

£399,950

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GROUND FLOOR

Entrance Porch

A half glazed, uPVC door opens into a useful entrance porch. A timber door with decorative stained glass panel leads into the:

Entrance Hall

A welcoming space with doors leading into the lounge, kitchen and shower room. A staircase leads to the first floor landing. Carpeted flooring, radiator with radiator cover, picture rail, coving.

Lounge

16'4" x 12'5" (5.0 x 3.8)

A good sized lounge with box bay window with decorative panes to the front elevation allowing ample natural light. Carpeted flooring, radiator, stone fireplace. Open to:

Dining Room

12'5" x 10'5" (3.8 x 3.2)

A lovely space to the rear of the house with room for a dining table, if desired. Log burning stove on a stone hearth, carpeted flooring, radiator. Fitted cupboard to alcove, Double glazed, sliding doors opening to a Juliet balcony enjoying lovely long distance views.

Kitchen

10'5" x 5'10" (3.2 x 1.8)

Fitted with a range of pine base and wall units and drawers with complementary worksurfaces over and white metro tiling to splashbacks. Space for under counter appliances, one and a half bowl sink with chrome mixer tap beneath a double glazed window to the rear. Tile effect, vinyl flooring, open to hallway. A door opens to a staircase leading down to the lower ground floor cellar area and garage. Open to an area to the side of the property with further fitted units, double glazed window and door leading to the rear garden.

W.C / Shower Room

With low level w/c, handbasin with chrome mixer tap set in a high gloss vanity cupboard and shower with electric shower and glazed screen. Vinyl flooring, wall tiling, obscure double glazed window.

LOWER GROUND FLOOR

Cellar

Steps lead down to the lower ground floor storage areas with a door giving access to the rear garden.

Garage

20'8" x 12'5" (6.3 x 3.8)

A spacious garage with up and over door providing ample storage. This area could be converted, if desired, as neighbouring properties have done (STPC).

FIRST FLOOR

Landing

A carpeted staircase with timber balustrading leads to the first floor landing. Doors open into three bedrooms and the house bathroom. A double glazed window to the side of the property allows natural light.

Bedroom One

13'9" x 12'5" (4.2 x 3.8)

A good sized double bedroom to the front of the property with carpeted flooring, radiator and double glazed window.

Bedroom Two

12'5" x 10'5" (3.8 x 3.2)

A second double bedroom to the rear elevation with carpeted flooring, radiator and double glazed window enjoying far reaching views.

Bedroom Three

11'1" x 5'10" (3.4 x 1.8)

A single bedroom to the front elevation with carpeted flooring, radiator and double glazed window. Stairs lead to the second floor attic room.

Bathroom

A three piece house bathroom with low level w/c with concealed cistern, handbasin with chrome mixer tap and panel bath with thermostatic shower and glazed, folding screen. Neutral wall tiling, vinyl flooring, obscure double glazed window to rear.

SECOND FLOOR

Home Office / Attic Room

17'4" x 15'1" (5.3 x 4.6)

A good sized attic room which could be used as a guest room or home office. With carpeted flooring, Velux windows, side window and radiator. Ample under eaves storage.

OUTSIDE

Garden

To the front the property is well set back from the road with a gravelled fore garden behind neat hedging with a paved pathway leading to the entrance porch. To the rear the house benefits from a spacious outside area, currently paved and with tarmac providing ample parking, if desired. Fencing and hedging maintain privacy and a timber gate provides vehicular access.

Parking

There is ample driveway parking to the rear of the property.

UTILITIES AND SERVICES

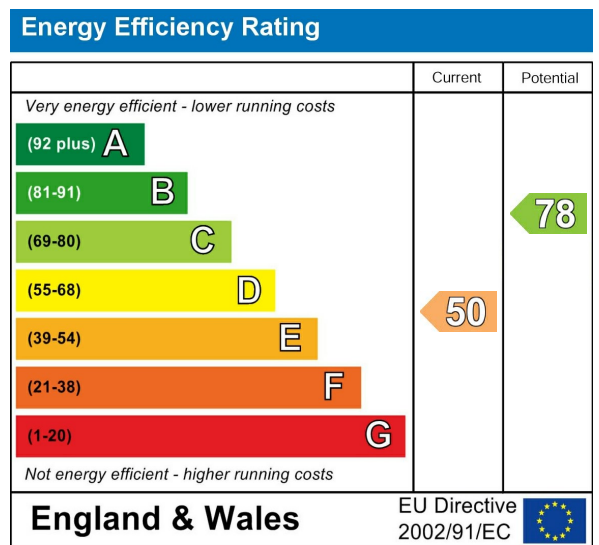
The property benefits from mains gas, electricity and drainage.

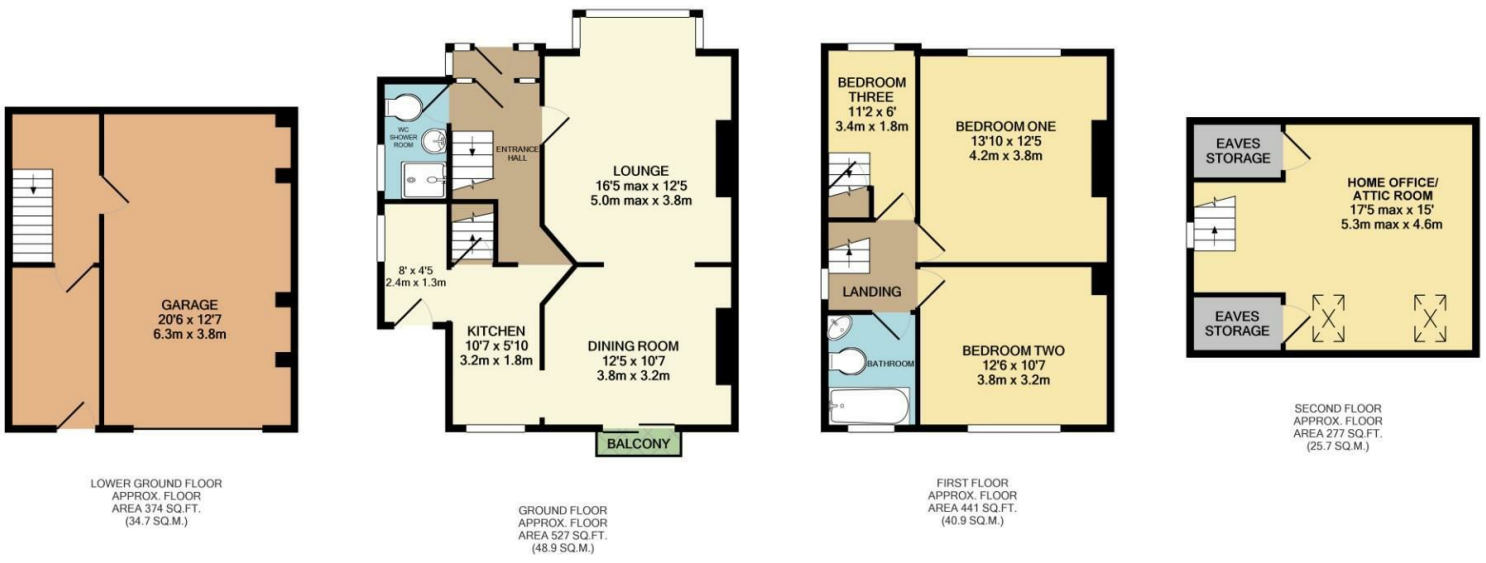
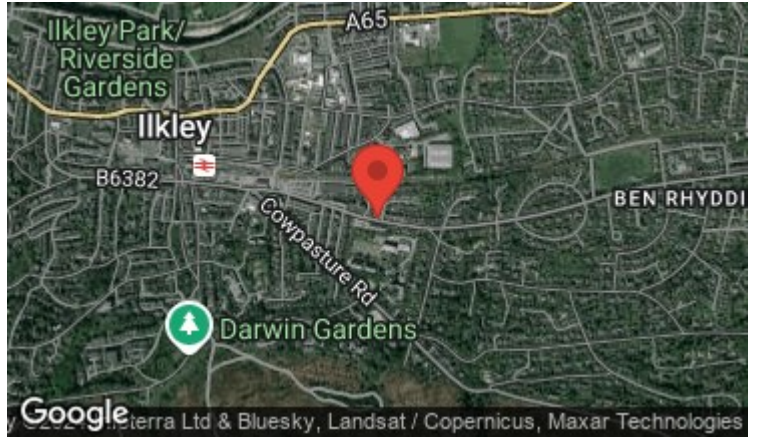
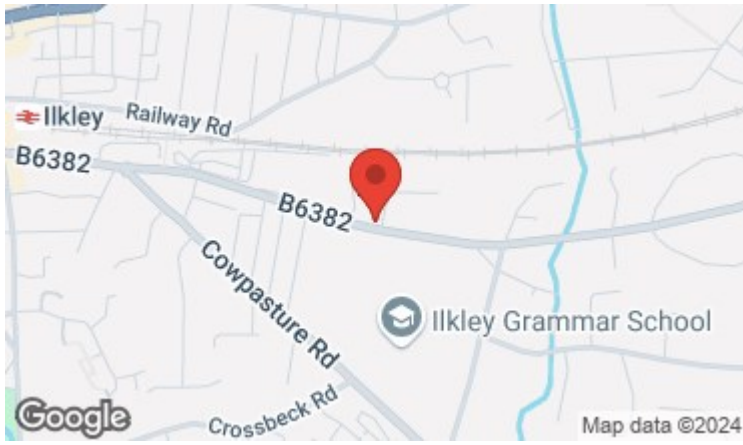
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- ***No Onward Chain***
- Three Bedroom Semi Detached House
- Neutral Decor
- Two Reception Rooms
- Downstairs Shower Room
- Generous Parking To Rear
- Delightful Long Distance Views
- Walking Distance To Schools, Train Station And Ilkley
- Scope To Modernise If Desired
- Council Tax Band D





TOTAL APPROX. FLOOR AREA 1618 SQ.FT. (150.3 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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