

Harrison Robinson

Estate Agents



97 Little Lane, Ilkley, LS29 8JQ

Price Guide £525,000

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GROUND FLOOR

Entrance Porch

A newly installed composite door with tall, glazed panel opens into a most useful and spacious entrance porch. With ample room for coats and shoes and with attractive tiled flooring and side window this is a great entrance to the property. A half glazed timber door opens into:

Entrance Hall

A great space to welcome family and friends with continuation of the attractive floor tiling and doors opening into the lounge, living dining kitchen, cloakroom and integral garage. Dado rail, contemporary styled, vertical radiator. Useful, under stairs storage cupboard.

Lounge

14'1" x 11'9" (4.3 x 3.6)

A comfortable lounge with double glazed bay window to the front elevation overlooking the south facing, front garden. Coal effect, gas fire with timber surround, coving, contemporary styled radiator, shelving to alcove, floorboards.

Living Dining Kitchen

20'4" x 18'4" (6.2 x 5.6)

A lovely light and airy open plan living dining kitchen with comfortable lounge area with log burning stove set on a stone harp. There is ample room for comfortable furniture and family dining table.

Open to a well presented kitchen with cream shaker style cabinetry with complementary wood effect works surfaces and tiled splashback. Appliances include dishwasher, gas oven with four ring gas hob and there is space for a freestanding cooker with extractor over and fridge freezer. One and a half bowl, inset ceramic sink with chrome mixer tap sits beneath a double glazed window overlooking the garden, three Veluxes allow further natural light. Floorboards, two radiators. Double glazed patio doors lead out to the garden.

Cloakroom

With low-level W.C. and corner, wall hung handbasin with chrome mixer tap and tiled splashback. Continuation of the patterned floor tiling, extractor, ceiling light.

Integral Garage

32'9" x 9'6" (10.0 x 2.9)

A large, integral garage with power, plumbing and lighting. Electric, up and over door, ample storage with a useful utility area to the rear with space and plumbing for a washing machine and tumble dryer. Wall mounted, gas central heating boiler, uPVC door with double glazed side window leading out to the garden.

FIRST FLOOR

Landing

A return, carpeted staircase with painted timber balustrading leads to the first floor landing. Doors open into two double bedrooms, a single bedroom or home office and beautiful, four-piece house bathroom. A staircase leads up to the master bedroom with ensuite shower room.

Bedroom Two

14'5" x 11'9" (4.4 x 3.6)

A good sized double bedroom to the front of the property with double glazed bay window with charming window seat and storage below. Carpeted flooring, radiator.

Bedroom Three

13'1" x 11'1" (4.0 x 3.4)

A second double bedroom on this floor with double glazed window enjoying fantastic, far reaching Wharfe Valley views. Carpeted flooring and radiator.

Bedroom Four

7'10" x 6'2" (2.4 x 1.9)

A single bedroom to the front of the property with double glazed window with views up to Ilkley Moor, carpeted flooring and radiator. Currently utilised as a craft room, this would also make an ideal home office or nursery.

Bathroom

An immaculately presented, four-piece house bathroom with low-level W.C., handbasin with traditional style chrome taps set in a vanity cupboard and freestanding claw foot bath with telephone style shower attachment. Large, corner shower cubicle with thermostatic, drench shower plus additional shower attachment, attractive wall tiling, recessed shelf and curved, glazed doors. Neutral floor tiling, downlighting, ladder style, heated towel rail. Obscure, double glazed window to rear, extractor.

SECOND FLOOR

Master Bedroom

16'4" x 14'5" (5.0 x 4.4)

A return, carpeted staircase with obscure glazed side window and white timber balustrading leads to a small landing area giving access to a beautiful, spacious master bedroom with two Veluxes to the southerly, front elevation, enjoying views up to Ilkley Moor, and a large, dormer window to the rear, enjoying views across the valley. Fitted wardrobes, carpeted flooring, downlighting, two radiators. Ample, boarded, under eaves storage. Downlighting.

En Suite Shower Room

A well presented, three-piece shower room with low-level W.C., handbasin with brass mixer tap set in a bespoke, timber, vanity unit with granite surface and tiled splashback and corner shower cubicle with newly installed, electric shower, curved, glazed doors and attractive, patterned wall tiling. Downlighting, extractor, tiled flooring, obscure, double glazed window to rear. Pink, ladder style, heated towel rail.

OUTSIDE

Garden

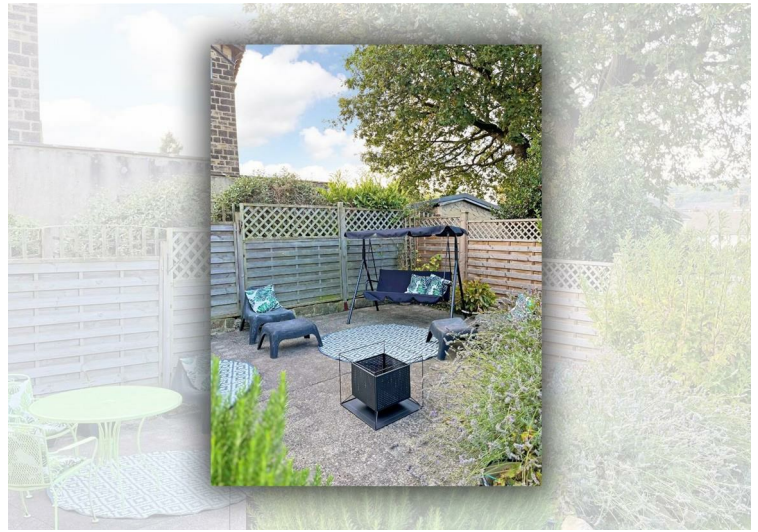
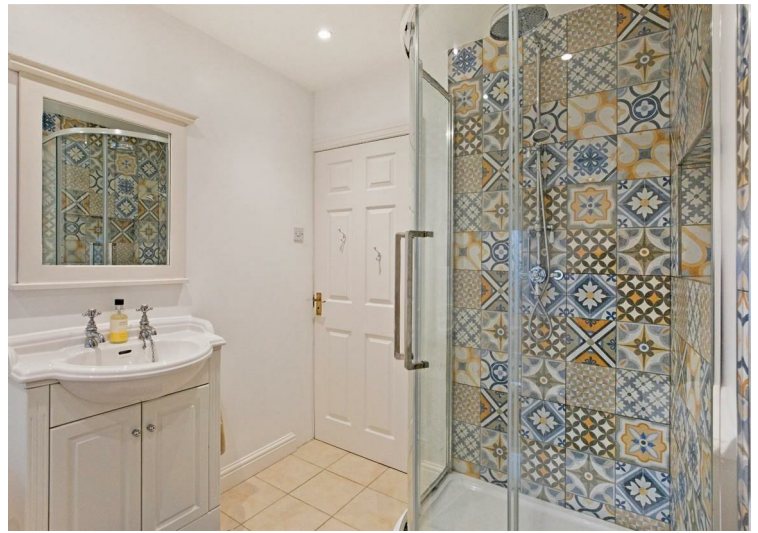
The property benefits from a lawned fore garden behind hedging, whilst to the rear one finds a good sized, level garden with area of lawn, pretty borders, smart fencing maintaining privacy and concrete area, ideal for outdoor furniture and al-fresco dining. This is a great, low maintenance garden, perfect for adults to relax and entertain and children to play safely.

UTILITIES AND SERVICES

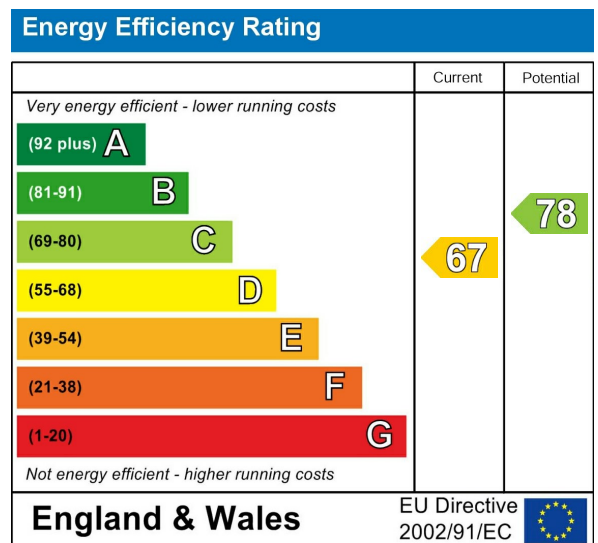
The property benefits from mains gas, electricity and drainage.

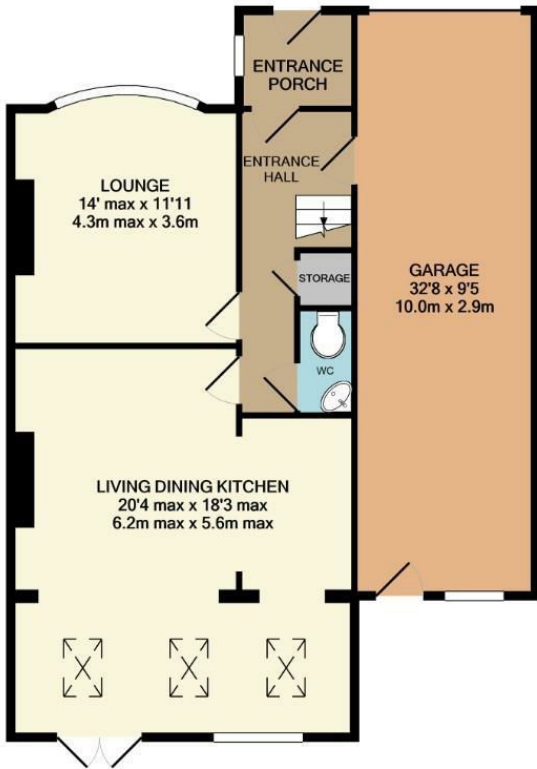
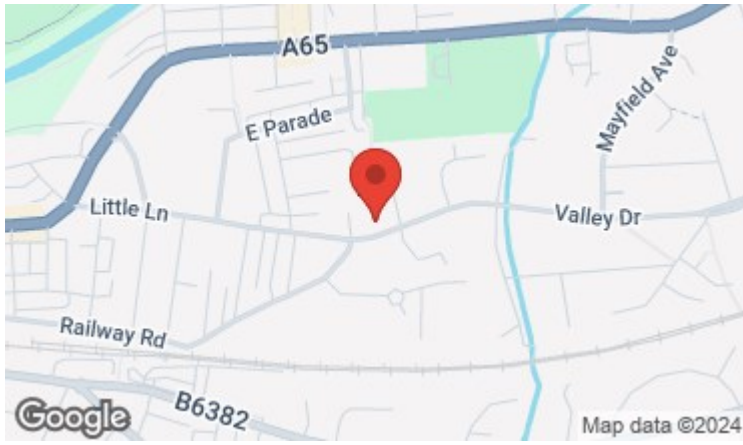
There is Ultrafast Fibre Broadband shown to be available to this property.

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

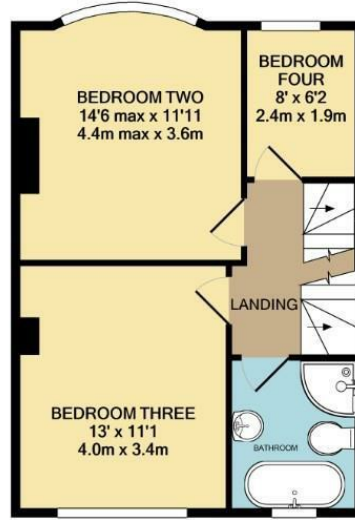


- Extended Four Bedroom Semi Detached Property
- Master Bedroom With En Suite Shower Room
- Living Dining Kitchen With Log Burning Stove
- Separate Lounge With Bay Window
- Immaculate Four-Piece House Bathroom
- Large, Integral Garage With Utility Area
- Beautiful Views Up To Ilkley Moor
- Walking Distance To Excellent Schools And Train Station
- Very Well Presented Throughout
- Council Tax Band E

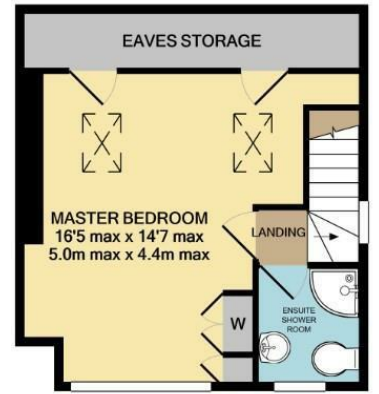




GROUND FLOOR
APPROX. FLOOR
AREA 895 SQ.FT.
(83.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

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**TOTAL APPROX. FLOOR AREA 1681 SQ.FT. (156.1 SQ.M.)
EXCLUDING GARAGE 1374 SQ.FT. (127.5 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



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.

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