

# Harrison Robinson

Estate Agents



**234 Leeds Road, Ilkley, LS29 8LN**

**Offers Over £420,000**

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# 234 Leeds Road, Ilkley, LS29 8LN

## Offers Over £420,000



### GROUND FLOOR

#### Entrance Hall

A newly fitted, smart, composite door with decorative glazed panel opens into a welcoming hallway with recently fitted, parquet style, luxury vinyl flooring. A double glazed window to the side allows natural light. Doors open into the lounge, living dining kitchen and cloakroom. Radiator, coving. A carpeted staircase leads to the first floor landing.

#### Cloakroom

With low-level W.C. and handbasin with chrome taps. Continuation of the luxury vinyl flooring and obscure glazed window to the side elevation.

#### Lounge

13'10" x 12'3" (4.22 x 3.75)

A lovely, spacious lounge with gas stove with exposed brickwork set on a black, marble hearth with wooden lintel over. A double glazed, bay window allows natural light and affords fantastic, long distance views. Carpeted flooring, coving.

#### Open Plan Living Dining Kitchen

19'1" x 18'11" (5.84 x 5.78)

A fabulous, light and airy, open plan, living dining kitchen fitted with a range of Shaker style cabinetry with complementary work surfaces and tiled splashbacks. Integrated appliances include electric oven and grill, four ring gas hob with extractor and there is space and plumbing for a dishwasher, washing machine and fridge freezer. Ample room for a large, family dining table making this a most sociable space. Double glazed patio doors with side windows allow natural light and lead out to the large, south facing garden. Radiator, downlighting, ceiling light, neutral floor tiling. A door opens into a walk-in, recessed cupboard housing the gas central heating boiler and with space for a tumble dryer.

### FIRST FLOOR

#### Landing

A carpeted staircase with timber balustrading leads to the first floor landing. Doors open into three bedrooms and the four-piece house bathroom. A double glazed window to the side allows natural light. A hatch with pull down ladder gives access to a partially boarded loft.

#### Bedroom One

12'9" x 12'2" (3.9 x 3.73)

A generously proportioned double bedroom to the rear of the property with double glazed window enjoying a fantastic view up to Ilkley Moor and the iconic Cow and Calf Rocks and with a lovely aspect over the rear garden. Carpeted flooring, radiator.

#### Bedroom Two

12'2" x 11'11" (3.73 x 3.64)

A lovely double bedroom to the front of the property with double glazed window enjoying wonderful, far reaching views. Carpeted flooring, radiator.

#### Bedroom Three

8'7" x 6'5" (2.62 x 1.98)

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

#### Bathroom

A good sized, four-piece house bathroom with low-level W.C., ceramic handbasin with central, chrome mixer tap set in high gloss, vanity units, deep fill bath with central mixer tap and shower attachment and walk-in shower with large, thermostatic, drench shower plus additional attachment. Stone effect, wall and floor tiling. downlighting. extractor. Chrome, ladder style, heated towel rail, wall mirror with glass shelf beneath and two, obscure, double glazed windows.

### OUTSIDE

#### Garden

The property enjoys a larger than average, south facing, level garden with large, block paved area perfect for alfresco dining and a good sized area of level lawn with mature shrubs and trees. Fencing maintains privacy. This is a fabulous garden for children to play safely and adults to relax and entertain. There is plenty of room for children's play equipment. A timber gate leads to the driveway.

#### Garage

A single garage with up and over door, power and lighting with useful mezzanine level providing excellent storage.

#### Driveway Parking

The current owners have recently laid a new tarmac driveway providing ample off street parking and installed an EV charger.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

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

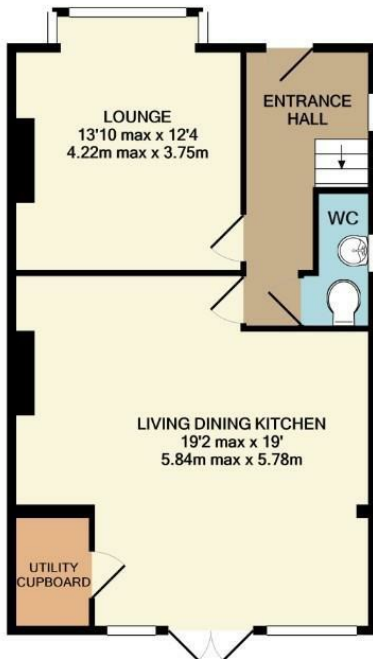
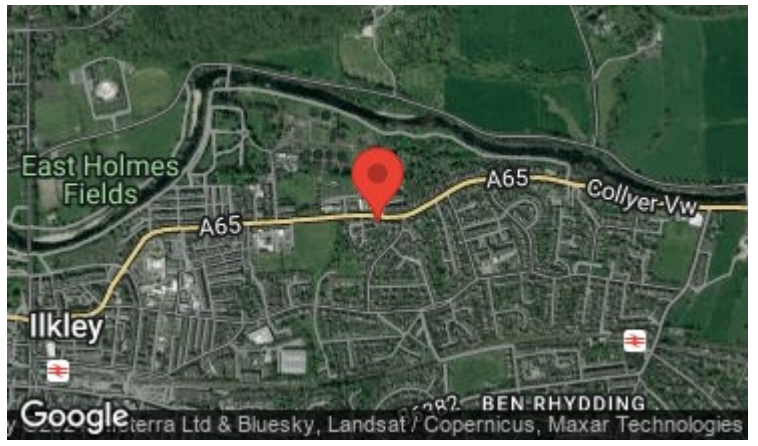
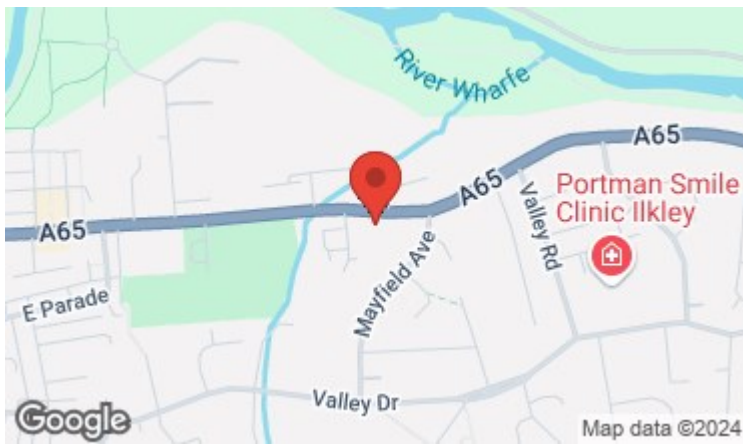
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



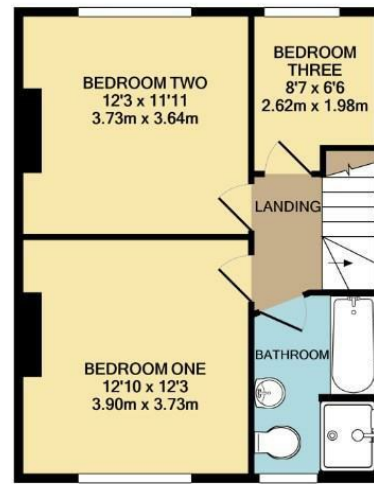
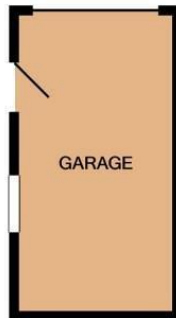
- Extended Three Bedroom Semi detached House
- Larger than Average South Facing Garden
- Open Plan Living Dining Kitchen
- Delightful Long Distance Views
- Newly Created Driveway Parking
- Walking Distance To Excellent Schools And Train Station
- Close To Amenities In Central Ilkley
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1059 SQ.F.T (98.4 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



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