

Harrison Robinson

Estate Agents



49 Colbert Avenue, Ilkley, LS29 8LU

Price Guide £345,000

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GROUND FLOOR

Entrance Hall

A smart, newly fitted, composite entrance door with decorative glazed panel opens into a welcoming entrance hall. Oak panelled doors lead into the large dining kitchen, comfortable lounge and a useful, walk-in storage cupboard, perfect for coats and shoes. Two, double glazed windows afford natural light. Carpeted flooring, radiator. A return, carpeted staircase with timber balustrading leads to the first floor landing.

Lounge

14'6" x 11'1" (4.43 x 3.40)

A lovely, neutrally presented lounge with large, double glazed windows overlooking the garden, carpeted flooring and radiator. A coal effect, gas fire set in a stone surround and with stone hearth provides a delightful focal feature to the room.

Dining Kitchen

17'8" x 14'4" (5.41 x 4.39)

The real hub of this home is the fantastic, spacious dining kitchen fitted with a range of high gloss, base and wall units with complementary worksurfaces and black, tiled splashbacks. Appliances include range cooker with seven ring gas hob with black extractor over and there is space and plumbing for an American style fridge freezer, washing machine or dishwasher and tumble dryer. Double glazed windows to the rear and side elevation allow ample natural light. Large floor tiles, ceiling lights, radiator. There is ample room for a large, family dining table making this a most sociable space. A uPVC, stable door with obscure glazed panels leads out to the garden. There is a most useful walk-in, pantry cupboard.

FIRST FLOOR

Landing

A return, carpeted staircase with white, timber balustrading leads to the first floor landing. Smart, oak panelled doors open into three bedrooms, two being good sized doubles, a third, large, single bedroom and a recently fitted, beautiful, four-piece house bathroom. A hatch with fitted, pull down ladder gives access to the partially boarded loft area, a window allows natural light.

Bedroom One

14'7" x 10'7" (4.46 x 3.23)

A generously sized double bedroom to the front of the property with

double glazed windows affording a lovely view over the garden with glimpses of countryside in the distance. Carpeted flooring, radiator, ample room for bedroom furniture.

Bedroom Two

11'6" x 9'6" (3.51 x 2.90)

A second, good sized double bedroom to the rear of the property with double glazed window overlooking the rear garden. Carpeted flooring, radiator.

Bedroom Three

11'3" x 6'9" (3.43 x 2.08)

A generous, single bedroom or small, double bedroom with carpeted flooring, double glazed window and radiator, currently utilised as a home office and snug.

Bathroom

A beautifully presented, recently installed, four-piece house bathroom with low-level W.C., ceramic handbasin with black mixer tap set in vanity drawers and a walk-in shower cubicle with black, drench shower and slipper bath with wall mounted, black, mixer tap and shower attachment. Attractive, marble effect, wall tiling, complementary floor tiles, two obscure, double glazed windows. Extractor, downlighting, ceiling speakers. Black, ladder style, heated towel rail, LED mirror and cupboard housing the gas central heating boiler with shelving.

OUTSIDE

Garden

The property enjoys a delightful, corner plot with large area of level lawn behind smart hedging with attractive borders and mature planting. A well presented paved area to the other side of the property provides a private seating area perfect for al fresco dining with room for outdoor furniture and flowering pots. There are two sheds providing useful storage.

Driveway Parking

Double timber gates with a separate side gate open to a tarmac driveway providing ample off road parking.


UTILITIES AND SERVICES

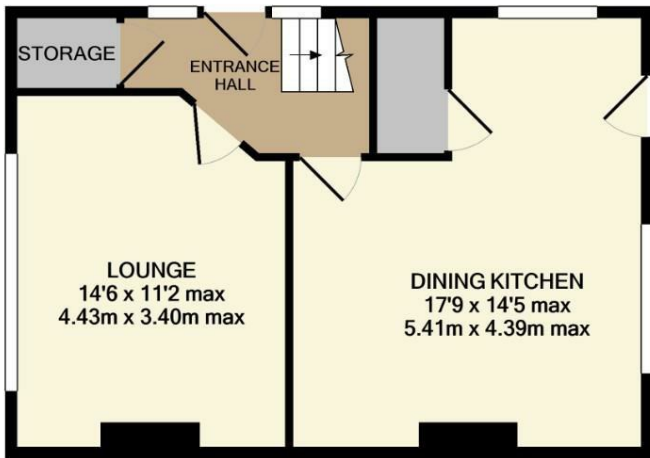
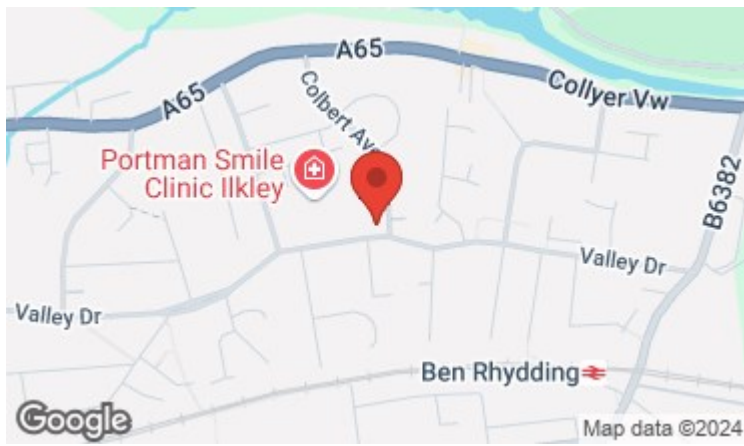
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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

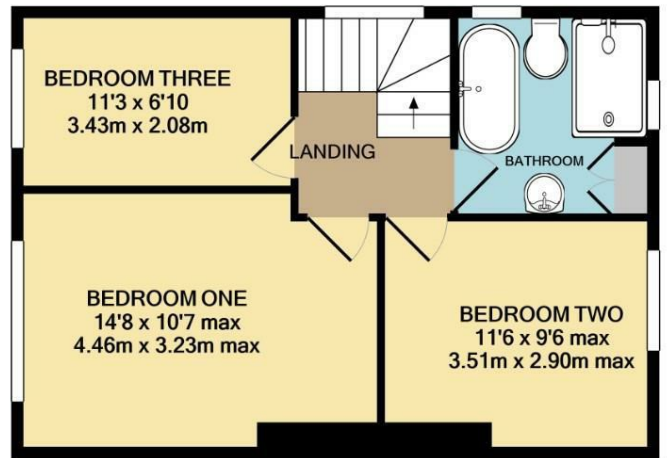


- Well Presented Three Bedroom Semi Detached House
- Lovely Corner Plot
- Spacious Dining Kitchen
- Newly Fitted Four-Piece House Bathroom
- Comfortable Lounge
- Good Sized Bedrooms
- Gated Driveway Parking
- Walking Distance To Excellent Schools And Train Station
- A Level Walk Into Central Ilkley
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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



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.