

Harrison Robinson

Estate Agents



52 Ilkley Road, Addingham, LS29 0QL

Open To Offers £299,950

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GROUND FLOOR

Entrance Hall

A uPVC entrance door opens into a small hall, where a door leads into the lounge and a carpeted staircase leads to the first floor landing.

Lounge

14'11" x 13'1" (4.55 x 4.01)

A spacious lounge with double glazed bay window to the front elevation, radiator and wooden flooring. A pebble effect, gas fire with stone surround creates a lovely focal point to this room. There is ample room for comfortable furniture. A door with glazed panels opens into:

Kitchen

17'11" x 7'10" (5.48 x 2.39)

Fitted with a range of wooden fronted base and wall units with complementary worksurfaces and tiled splashbacks. Integral appliances include electric oven and grill, fridge freezer and gas hob with stainless steel extractor over. There is space and plumbing for a washing machine and dishwasher. One and a half bowl stainless steel sink with chrome mixer tap beneath large double glazed windows affording a lovely view over the rear garden. Wooden flooring, radiator, wall mounted, gas central heating boiler. There is a most useful under stairs storage cupboard with folding door. A half glazed, uPVC door leads into the:

Garden Room

10'9" x 8'8" (3.30 x 2.66)

A light and airy garden room with uPVC double glazed windows affording a delightful aspect over the pretty, rear garden and with patio doors leading outside. Two radiators, continuation of the wooden flooring.

FIRST FLOOR

Landing

A carpeted staircase leads to the first floor landing, where doors give access to three bedrooms, two being good sized doubles, and the three-piece house bathroom.

Bedroom One

11'6" x 11'1" (3.51 x 3.40)

A spacious double bedroom to the front of the property with double glazed windows, carpeted flooring and radiator.

Bedroom Two

12'9" x 7'10" (3.91 x 2.41)

A second, good sized double bedroom to the rear of the house with double glazed window looking out over the garden, carpeted flooring and radiator.

Bedroom Three

8'5" x 8'1" (2.59 x 2.48)

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

Bathroom

A three-piece house bathroom with low level w/c, pedestal handbasin with chrome taps and panel bath with thermostatic shower and glazed screen. Wall tiling, laminate flooring, double glazed window to rear.

OUTSIDE

Garden

The property enjoys a delightful, rear garden with decked area leading down to a paved patio, in turn to a long, level lawn bound by fencing and with mature borders. Two timber sheds provide storage. This is a great garden in which to entertain or relax.

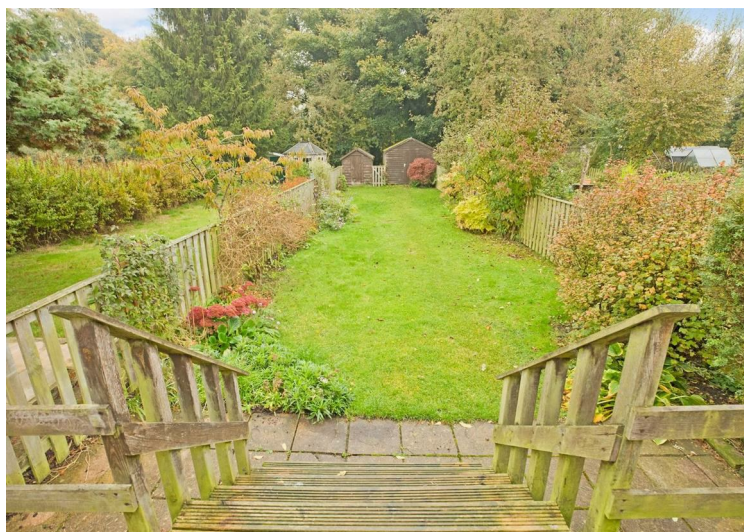
Driveway Parking

A gravelled driveway provides parking for two vehicles.

UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage. We understand that there is Fibre Broadband available to the property.

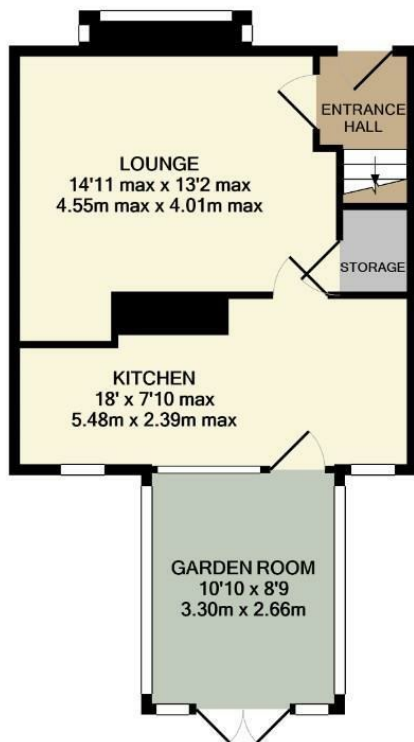
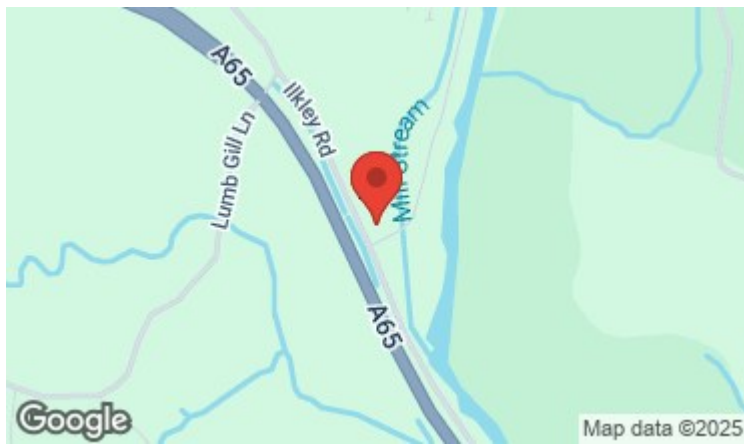
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



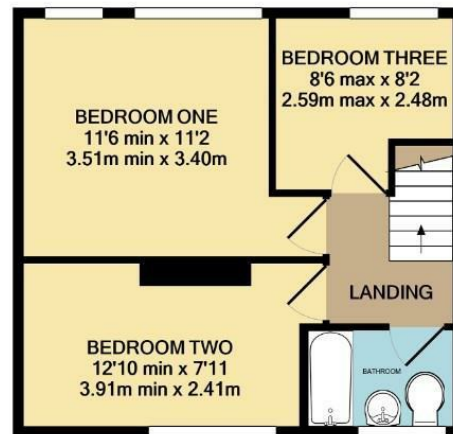
- No Onward Chain
- Three Bedroom Mid Terraced House
- Two Reception Rooms
- Delightful Rear Lawned Garden
- Off Road Parking
- Neutral Presentation Throughout
- Lovely Semi Rural Setting
- Walking Distance To Village Amenities
- Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

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TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 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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