

# Harrison Robinson

Estate Agents



**6 Manley Road, Ilkley, LS29 8QS**

**Price Guide £550,000**

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### GROUND FLOOR

#### Entrance Hall

A timber door with decorative transom light opens into a welcoming hallway. Doors open into the lounge, dining room and kitchen. A carpeted staircase leads to the first floor of the property. Useful understairs storage, carpeted flooring, radiator. Picture rail, coving and high ceilings add to the character and feeling of space.

#### Lounge

16'0" x 14'4" (4.88 x 4.37)

A lovely spacious room with double glazed, box bay window to the front elevation allowing ample natural light. Carpeted flooring, feature fireplace with timber surround and tiled hearth, radiator.

#### Dining Room

12'11" x 11'8" (3.94 x 3.58)

A second reception room to the rear of the property with a double glazed window overlooking the west facing garden and enjoying an open aspect over the field beyond. Wooden flooring, traditional style radiator, recessed fireplace. One could knock through into the kitchen, if desired, to create a fabulous open plan living dining kitchen. Alternatively one could extend to the rear as neighbouring properties have done. Planning permission was previously granted and the plans can be seen on the Bradford Planning Portal.

#### Kitchen

14'9" x 10'11" (4.52 x 3.35)

Fitted with a range of base and wall units with complementary worksurfaces and tiled splashbacks. Electric oven, four ring electric hob with extractor over and space and plumbing for a dishwasher. Two windows allow natural light, a half glazed door leads into the utility room. Vinyl flooring. This room could be knocked through into the dining room to create a lovely, living dining kitchen, if desired.

#### Utility Room

11'1" x 6'0" (3.40 x 1.83)

With space and plumbing for a washing machine and tumble dryer. Cupboards providing storage, Belfast sink. A timber door with glazed panels leads to the rear garden.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with timber balustrading leads to the first floor landing. A window to the side elevation allows natural light. Doors open into three bedrooms, two being good sized doubles, and the house bathroom. A second staircase leads up to the second floor of the property.

#### Bedroom One

13'3" x 12'7" (4.06 x 3.84)

A spacious double bedroom to the front elevation with double glazed window, carpeted flooring and radiator. Original fireplace with tiled slips and hearth.

#### Bedroom Two

13'3" x 12'7" (4.06 x 3.84)

A second double bedroom to the rear of the house with carpeted flooring, radiator, double glazed window affording a lovely view over the field and up to Ilkley Moor. There is a delightful, original fireplace with attractive tiling.

#### Bedroom Five

9'2" x 8'3" (2.8 x 2.54)

A single bedroom to the front of the property with carpeted flooring, double glazed window and radiator. Currently utilised as a home office.

#### WC Shower Room

With low level w/c, handbasin set in a vanity cupboard and shower cubicle with thermostatic shower. Wall panelling to half height, two, obscure double glazed windows, tile effect vinyl flooring, radiator.

### SECOND FLOOR

#### Landing

A carpeted staircase with original timber balustrading leads to the spacious second floor landing, where there is currently a charming reading corner and under eaves storage. Double glazed window to side elevation.

#### Bedroom Three

14'4" x 9'10" (4.37 x 3.00)

A good sized double bedroom to the front of the property with carpeted flooring, double glazed window and radiator. An exposed, painted beam and original cast iron fireplace adds to the character feel.

#### Bedroom Four

14'5" x 9'9" (4.40 x 2.98)

Last but not least, a generous double bedroom to the rear of the house with double glazed window enjoying delightful views, carpeted flooring and radiator.

#### Bathroom

This floor is served by a three-piece bathroom with low level w/c, pedestal handbasin with chrome taps and panel bath with thermostatic shower, glazed screen and wall tiling. Wall panelling to half height, pebble effect, vinyl flooring, chrome, ladder style, heated towel rail.

### OUTSIDE

#### Garden

To the front the property is well set back from the road with a low maintenance, gravelled fore garden with pretty borders behind fencing. To the rear the property enjoys a level, west facing rear garden backing onto the school field with fencing maintaining privacy. A decked area provides a lovely seating area to catch the afternoon and evening sun. There is a useful, external store, ideal for garden equipment.

#### Double Garage And Driveway Parking

16'0" x 13'6" (4.88 x 4.14)

A double garage with up and over door provides excellent storage. A tarmac driveway provides ample off road parking for up to three vehicles.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

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

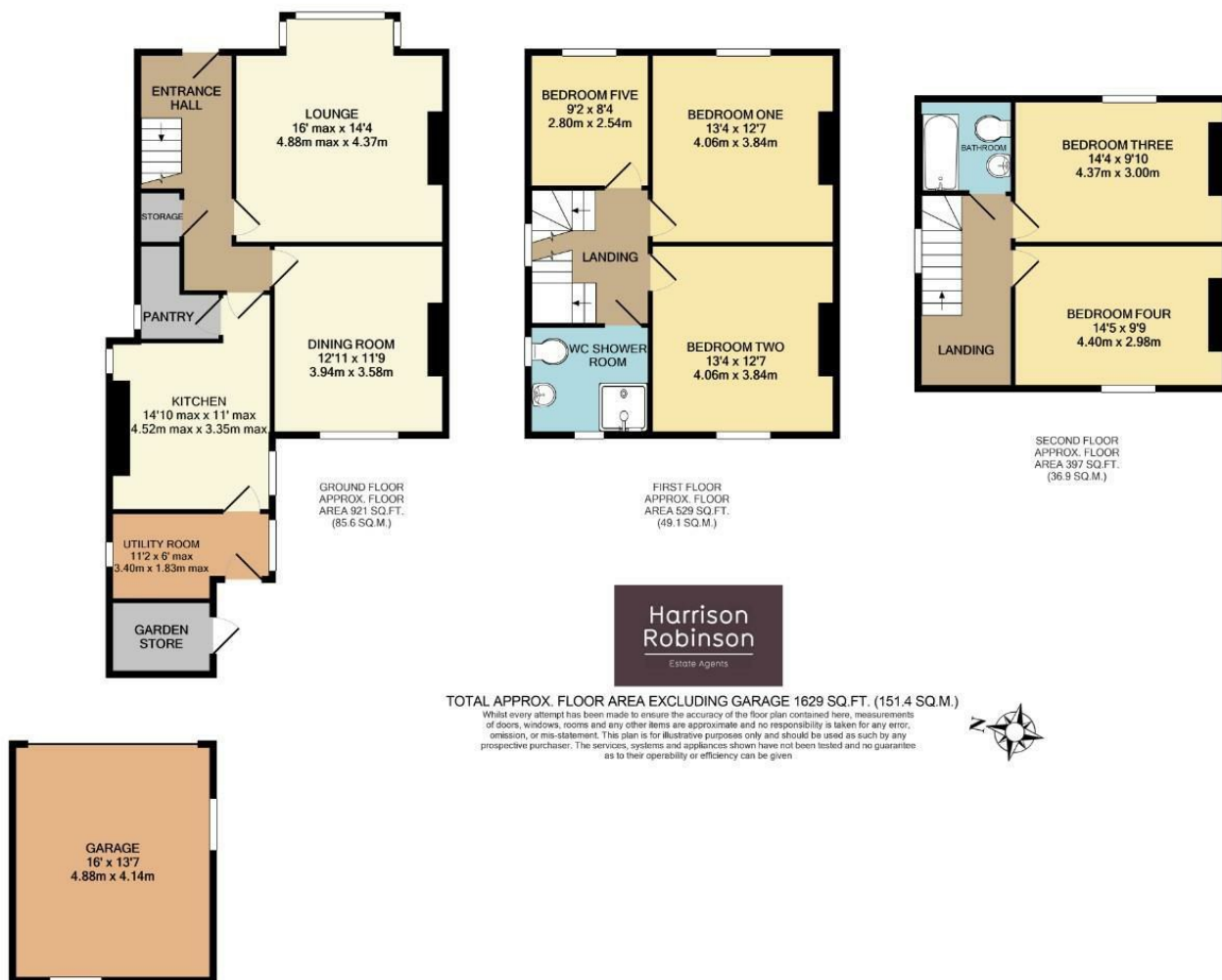
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- **\*\*No Onward Chain\*\***
- Five Bedroom Semi Detached House
- Two Reception Rooms
- Planning Permission Granted Previously For Side And Rear Extension
- Good Sized Bedrooms
- Two Bathrooms
- West Facing Level Garden
- Double Garage And Driveway Parking
- Walking Distance To Local Amenities, Train Station And Schools
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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