

# Harrison Robinson

Estate Agents



**21 Collyer View, Ilkley, LS29 8NE**

**£315,000**

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# 21 Collyer View, Ilkley, LS29 8NE

## £315,000



### GROUND FLOOR

#### Entrance Hall

A composite entrance door with obscure glazed decorative panels opens into a welcoming entrance hall. Glazed doors lead into the lounge with fireplace with stone hearth and a useful second reception currently utilised as a snug. Recessed under stairs cupboard. A return carpeted staircase with handrail leads to the first floor landing. Laminate flooring, double glazed window to the front elevation, radiator.

#### Lounge

14'9" x 11'10" (4.52 x 3.63)

A spacious sitting room to the front of the property with double glazed window overlooking the lawned foregarden. Stone hearth and fireplace, currently housing an electric stove. Bespoke, timber cupboards and shelving to alcoves. Carpeted flooring, radiator. Double, glazed doors open to:

#### Living Dining Kitchen

21'0" x 9'10" (6.41 x 3.00)

A light and airy, good sized dining kitchen to the rear of the property with double glazed patio doors leading out to the south facing garden and four Veluxes allowing ample natural light. Fitted with a range of cream, high gloss, base and wall units with stainless steel handles, complementary work surfaces and tiled splashbacks. Integrated appliances include dishwasher, fridge freezer, electric oven and four ring gas hob with stainless steel extractor over. Space and plumbing for a washing machine and tumble dryer. Downlighting, wood effect vinyl flooring, one and a half bowl, ceramic inset sink with chrome mixer tap. Attractive dividing wall to half height with slate effect tiles. Contemporary styled, grey, vertical radiator. There is ample room for a family dining table and one can imagine many happy times with family and friends here, this is a great entertaining space bringing the outdoors in in warmer months.

#### Family Room

13'5" x 8'5" (4.10 x 2.59)

A most useful, second reception room with carpeted flooring, arched window to the side elevation and radiator. Fitted cupboards with worksurface, archway leading through to the kitchen. Downlighting. This would make a great playroom, home office or snug.

### FIRST FLOOR

#### Landing

A return carpeted staircase with handrail and double glazed window in the hallway and to the half landing leads up to the first floor landing, where doors open into three bedrooms, the house bathroom and separate W.C. Hatch access to the loft area, downlighting, overhead storage cupboard.

#### Bedroom One

12'9" x 10'5" (3.89 x 3.18)

A good sized double bedroom to the rear of the house with a double glazed window overlooking the garden affording a fabulous view up to Ilkley moor and the iconic Cow and Calf Rocks. Floor to ceiling fitted wardrobes with sliding doors. Carpeted flooring, radiator.

#### Bedroom Two

11'6" x 8'11" (3.53 x 2.72)

A second double bedroom to the front of the property with a double glazed window with lovely leafy views. Carpeted flooring, radiator.

#### Bedroom Three

8'7" x 7'4" (2.62 x 2.26)

A good sized single bedroom to the rear elevation with a double glazed window enjoying fabulous views up to Ilkley Moor. Carpeted flooring, radiator.

#### Bathroom

A modern house bathroom with bath with thermostatic shower and glazed screen, tiled side and large handbasin with chrome, waterfall tap set in deep vanity drawers. Neutral, stone effect wall tiling complementary, grey floor tiles, obscure, double glazed window to front elevation. Downlighting, grey, contemporary style, heated towel rail. Newly installed, wall mounted central heating boiler.

#### W.C.

With low-level W.C., wall and floor tiling, obscure, double glazed window to side elevation.

### OUTSIDE

#### Garden

The property benefits from a good sized, level, south facing, rear garden with lawned area, patio, perfect for al fresco dining, and composite decking by the patio doors. Smart fencing maintains privacy and a wooden gate gives access to the rear. A paved pathway leads round to the front of the property. Pretty borders with mature shrubs and flowering plants. Outdoor wall lights, outside tap, electric socket.

To the front, the property is well set back from the road with stone steps and pathway leading to the covered entrance door and with a good sized, level lawn bound by smart fencing with outdoor lighting.

#### Store

A stone built store with uPVC door and double glazed window providing ample garden storage.

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.


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

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

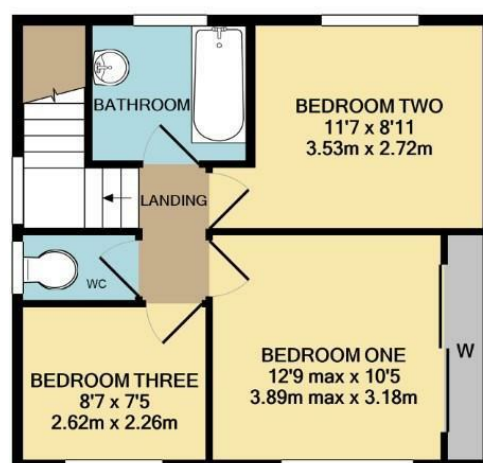
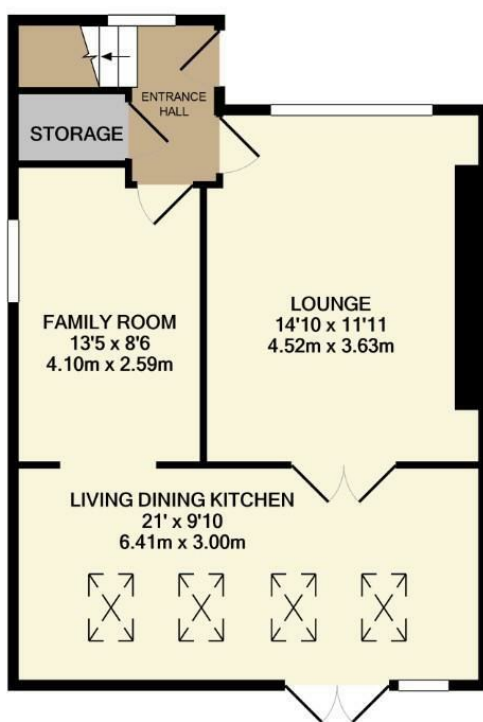
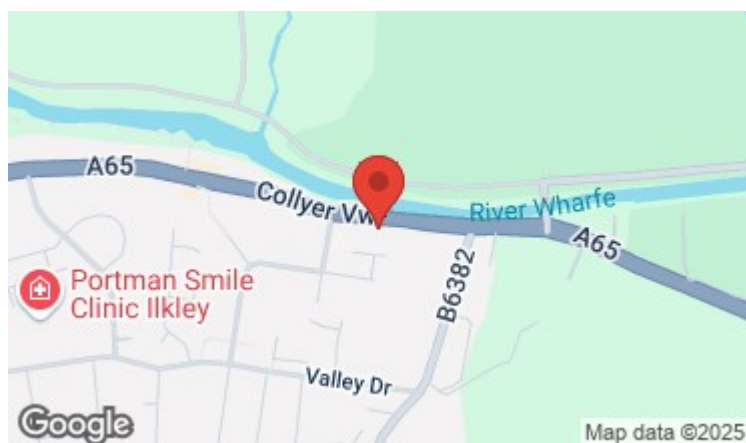


- Well Presented Extended Three Bedroom Semi Detached House
- Light And Airy Dining Kitchen
- South Facing Rear Garden
- Stunning Views Of Ilkley Moor
- Spacious Second Reception Room
- Neutral Decor Throughout
- Walking Distance To Schools And Train Station
- Convenient Locationn Close To Local Amenities
- Council Tax Band C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</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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**TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.7 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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