

Harrison Robinson

Estate Agents



6 Crescent Terrace, Ilkley, LS29 8DL

£305,000

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GROUND FLOOR

Lounge

15'8" x 13'9" (4.8 x 4.2)

A smart, composite door with two glazed panels and charming arched transom light over opens into a spacious lounge of wonderful proportions. Light floods in through the large, UPVC double-glazed window to the front, south facing elevation affording a lovely, open aspect and outlook over the block paved parking area, garden and even a glimpse of the moors. A fireplace housing a log burning stove with attractive, timber mantle over is a lovely, focal point. Original, stone flagged floor. Radiator and TV point. Ample room for a sofa, armchairs and dining table. A doorway leads into the:

Kitchen

12'1" x 5'10" (3.7 x 1.8)

A modern, fitted kitchen comprising of Shaker style, cream, wooden fronted base and wall cupboards with pewter handles, complementary granite work surface over and tiled splashback with under pelmet lighting. Stainless-steel, electric oven with four burner, gas hob and stainless-steel chimney hood and extractor over. Fridge/freezer and slimline dishwasher. A white, ceramic sink with drainer and monobloc tap sits beneath a large, UPVC, double-glazed window to the rear elevation. Tile effect, vinyl flooring. A cupboard houses the Baxi central heating boiler. A smart, composite, door with two small, glazed panels gives provides external access.

BASEMENT LEVEL

Cellar & Utility Room

A door from the lounge opens onto a carpeted return staircase leading down to the fully tanked cellar - a charming space with exposed stone walls and wall lights, which could serve a variety of uses from a gym area to a home office. A UPVC double-glazed window on the staircase and a further timber framed, UPVC double-glazed window to the front elevation provide the benefit of natural light. A floor to ceiling cupboard offers useful storage. This opens into a utility area with washing machine. Practical, vinyl flooring and radiator. Further double-glazed window. Heat recovery ventilator.

FIRST FLOOR

Landing

A pine door from the kitchen opens onto a carpeted return staircase leading to the first floor landing. Carpeting and loft hatch.

Bedroom One

15'5" x 10'9" (4.7 x 3.3)

A generous, double bedroom enjoying beautiful views of Ilkley Moor through the large, UPVC, double-glazed window allowing the natural light to flood in. A charming, cast iron fireplace with stone hearth and stripped floorboards lend character. Benefitting from modern, fitted wardrobes providing a good level of storage. Radiator.

Bedroom Two

9'2" x 6'6" (2.8 x 2.0)

This is a good-sized, single or a small, double bedroom situated to the rear of the property. A large, UPVC, double-glazed window makes for a bright atmosphere. Newly carpeted. Radiator.

WC Bathroom

A stylish four-piece bathroom comprising of a claw foot slipper bath with traditional style mixer taps and hand held shower attachment, a glazed shower cubicle housing a mains shower, again with traditional style taps and hand held shower attachment, a wall-mounted washbasin with traditional style taps and wall-mounted mirror over and a traditional, high level w/c. Fully tiled to the shower and half-tiled to the rest of the bathroom with striking blue accent border tiling. Wall-mounted, chrome, ladder, towel radiator, tiled flooring and extractor fan. A UPVC, double-glazed window with obscure glazing allows for ample natural light.

Parking & Garden

The property benefits from a block paved drive with space to park two vehicles. From here a timber fence with gate opens into a south facing garden. Predominantly block paved, it provides a lovely patio area with ample room for outdoor furniture. A deep border provides the opportunity to grow some shrubs and plants and there is plenty of space for colourful pots. Timber fencing maintains privacy. Directly in front of the property is another area in which to position a table and chairs and enjoy a cup of tea in the sunshine.

UTILITIES & SERVICES

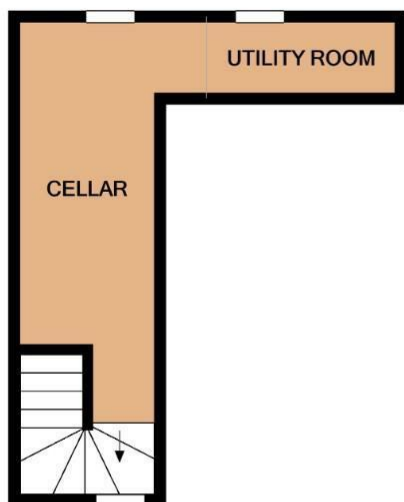
The property benefits from mains gas, electricity and drainage. There is Superfast Fibre Broadband shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



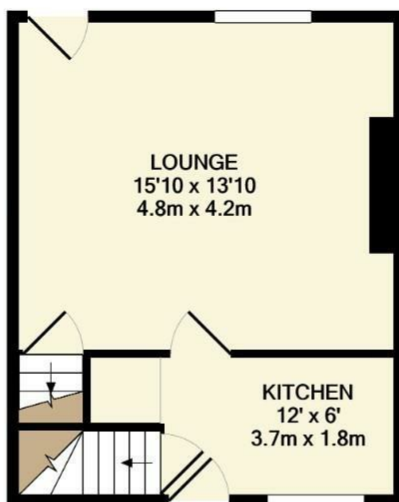
- Charming Two Bedroom Period Terraced House
- Generous Sitting Room with Log Burning Stove
- Contemporary Fitted Kitchen
- Cellar & Utility Room
- Four-Piece House Bathroom
- Driveway Parking For Two Cars
- South Facing Garden & Stunning Views
- Central Ilkley Location
- No Onward Chain
- Council Tax Band B

Energy Efficiency Rating

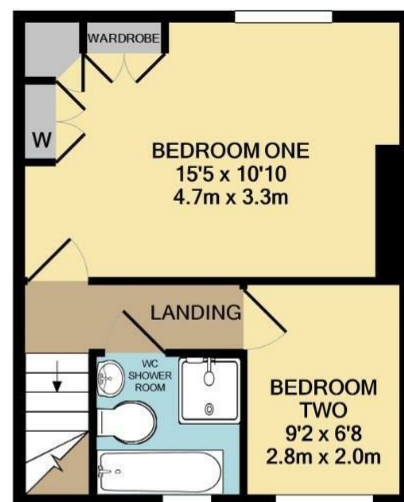
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



BASEMENT LEVEL
APPROX. FLOOR
AREA 151 SQ.FT.
(14.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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