

# Harrison Robinson

Estate Agents



**19 North Parade, Ilkley, LS29 8JN**

**£284,950**

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## GROUND FLOOR

### Entrance Porch

A half glazed uPVC entrance door opens into a porch with double glazed windows, carpeted flooring and shelf. A glazed door with transom light opens into the lounge.

### Lounge

14'0" x 13'9" (4.27 x 4.20)

A good sized, light and airy lounge with carpeted flooring, double glazed window and radiator. Marble fireplace, cupboards to one alcove and shelving to other alcove.

Door into kitchen, a second door opens to the staircase to the first floor.

### Kitchen

10'5" x 7'10" (3.20 x 2.39)

Fitted with a range of pine base and wall units with complementary Quartz worksurfaces and upstands and tiled splashbacks. Space and plumbing for a washing machine and further, under counter appliances, electric oven, four ring gas hob with extractor over. Tile effect vinyl flooring, radiator, double glazed window to rear. Useful under stairs storage cupboard, wall mounted, gas central heating boiler.

### Porch

With access to the bathroom and uPVC door leading out to the garden. Vinyl flooring, shelving.

### Bathroom

With low-level W.C., pedestal hand basin with chrome taps and tiled splashback and bath with chrome taps and tiled surround. Radiator, linoleum flooring, obscure, double glazed window, extractor.

## FIRST FLOOR

### Landing

A carpeted staircase with handrail leads to the first floor landing. To the half landing there is a radiator and double glazed window allowing natural light. Doors open to two bedrooms, one having high quality fitted wardrobe, and a further door leads to the staircase to a great sized double bedroom with en suite shower room.

### Bedroom Two

13'8" x 12'0" (4.19 x 3.66)

A spacious double bedroom to the front of the property with double glazed window enjoying glimpses of countryside in the distance, with carpeted flooring and radiator. High quality, floor to ceiling fitted wardrobes, original fireplace. Additional hanging rail with shelf above.

### Bedroom Three

9'8" x 8'0" (2.97 x 2.44)

A generous single bedroom with double glazed window, carpeted flooring and radiator. Lovely views across to Ilkley Moor.

## SECOND FLOOR

### Master Bedroom

17'5" x 13'10" (5.31 x 4.22)

A carpeted staircase with handrail leads to the second floor of the property, where there is a generous double bedroom with large double glazed window enjoying fabulous long distance views. Carpeted flooring, radiator. Fitted wardrobes. Door into:

### En Suite Shower Room

With low level w/c, pedestal handbasin with chrome mixer tap and corner shower cubicle with thermostatic shower, glazed doors and white wall tiling. Tiled flooring, Velux enjoying a fabulous view of Ilkley Moor.

## OUTSIDE

### Garden

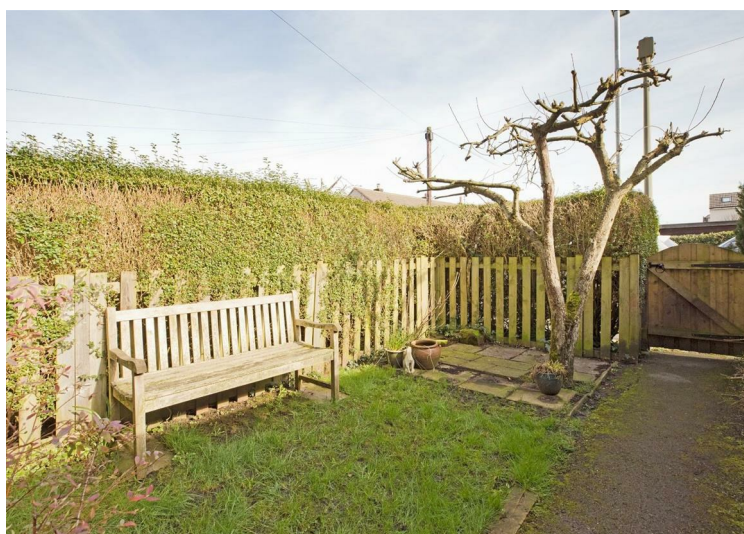
The property is well set back from the road with a lawned foregarden behind smart hedging. A timber garden gate opens to a pathway leading to the uPVC entrance porch. There is also a small paved area, ideal for outdoor furniture and mature tree. To the rear one finds a small, West facing courtyard with timber shed providing storage. A gate leads out to the quiet access lane.

## UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

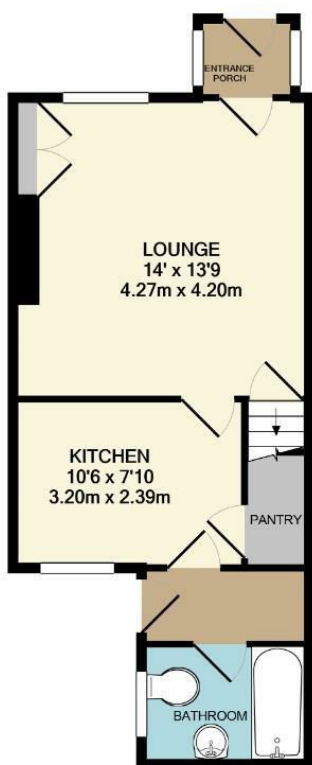
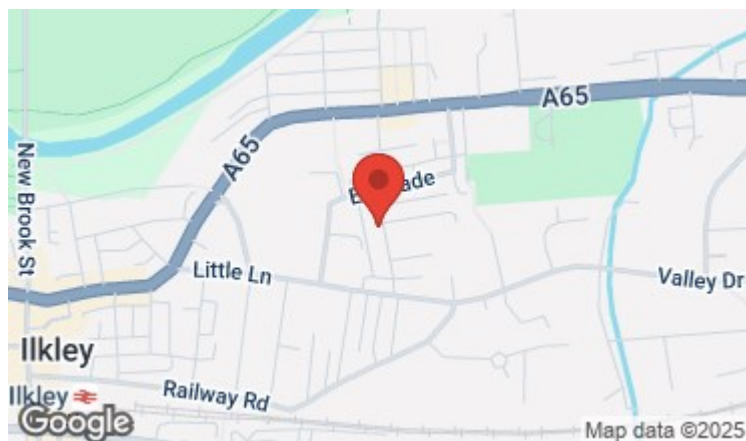
There is Ultrafast Fibre Broadband shown to be available to this property.

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

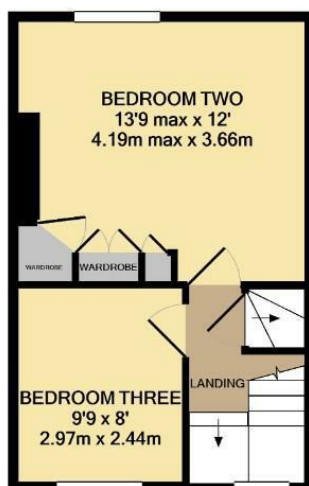


- Three Bedroom Mid Terraced House
- Spacious Lounge With High Ceiling
- Lawned Garden To Front And Courtyard To Rear
- Good Sized Bedrooms
- Delightful Far Reaching Views
- En Suite Shower Room Plus House Bathroom
- Potential To Modernise If Desired
- Convenient Central Ilkley Location
- Walking Distance To Excellent Schools, Train Station And Ilkley Centre
- Council Tax Band B

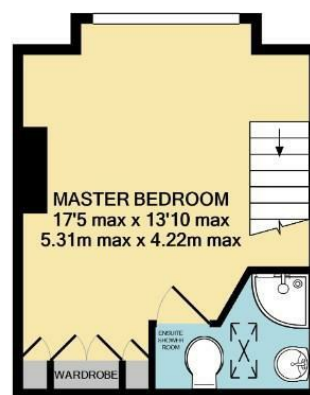
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 295 SQ.FT.  
(27.4 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 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.