

# Harrison Robinson

Estate Agents



**9 Stansfield Close, Ilkley, LS29 8FF**

**Price Guide £430,000**

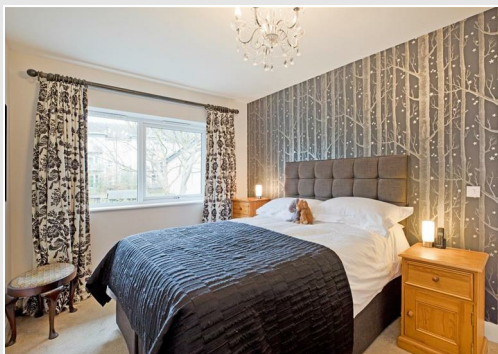
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# 9 Stansfield Close, Ilkley, LS29 8FF

## Price Guide £430,000



### GROUND FLOOR

#### Entrance Hall

A smart composite entrance door with glazed panels opens into a welcoming entrance hall. Doors open into the dining kitchen and W.C. / Utility Room. A carpeted staircase leads to the first floor of the property. Smart laminate flooring, radiator.

#### Dining Kitchen

15'4" x 12'4" (4.69 x 3.78)

A very well presented dining kitchen with a range of cream, high gloss cabinetry with stainless steel handles, complementary worksurfaces and metro tiling to splashbacks. A range of integrated appliances include electric oven, four ring electric hob with extractor over and dishwasher. Space for an American style fridge freezer. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the front elevation. Downlighting, laminate flooring, radiator. There is ample room for a family dining table making this a most sociable space. Deep understairs storage cupboard. A part glazed door opens into:

#### Lounge

20'6" x 16'0" (6.27 x 4.88)

Beautifully extended to the rear, a generous lounge with double glazed, bifolding doors leading out to a lovely, West facing garden. Two large Veluxes and a window to the side elevation add to the abundance of natural light flooding in. There is ample room for comfortable furniture in this room and with the doors open to the garden in warmer months this is a great entertaining space. Laminate flooring, radiator.

#### WC / Utility Room

6'5" x 4'6" (1.98 x 1.38)

With low level w.c, wall hung handbasin with chrome taps and tiled splashback and with space and plumbing for a washing machine and tumble dryer beneath a worksurface and wall mounted cupboards. Neutral wall tiling, radiator, obscure double glazed window, extractor.

### FIRST FLOOR

#### Landing

A carpeted staircase with handrail leads to the first floor landing, where doors open into three bedrooms and the house bathroom.

#### Bedroom One

13'10" x 9'2" (4.22 x 2.80)

A lovely double bedroom to the rear of the property with carpeted flooring, radiator and double glazed window overlooking the garden.

#### Bedroom Two

12'4" x 9'2" (3.78 x 2.80)

A double bedroom with double glazed window, carpeted flooring and radiator.

#### Bedroom Three

11'1" x 6'7" (3.40 x 2.03)

A good sized single bedroom with carpeted flooring, radiator, tall, double glazed window and Velux.

#### Bathroom

A well presented, three-piece house bathroom with low level w/c, pedestal handbasin with chrome taps and panel bath with shower over, glazed screen and neutral wall tiling. Obscure double glazed window, vinyl flooring, extractor.

### OUTSIDE

#### Garden

The property benefits from a beautiful, West facing garden with level lawn, smart patio area and raised decked area, perfect for al-fresco dining and soaking up the afternoon and evening sunshine. Smart fencing maintains privacy, mature trees add to the greenery. This is a fabulous garden for children to play safely and adults to entertain. A paved pathway leads round to the front of the property via a timber gate, where there is a small gravelled foregarden behind low stone walling adjacent to the driveway. A timber shed provides storage.

#### Driveway Parking

A smart block paved driveway with additional paved area provides off road parking for two vehicles.


### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

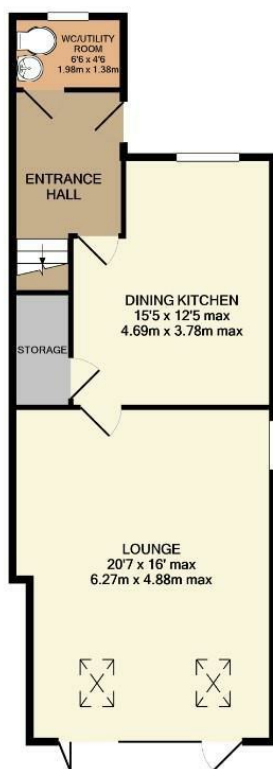
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



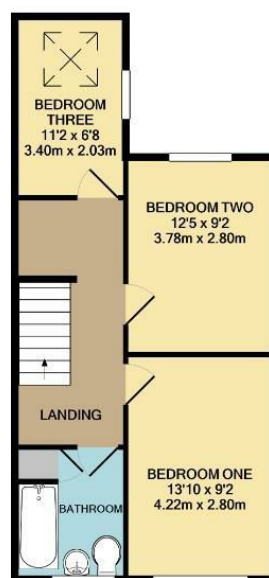
- Three Bedroom Extended Semi Detached House
- Very Well Presented Throughout
- Beautiful Extended Lounge With Bifolding Doors To The Garden
- Smart Dining Kitchen
- Downstairs W.C / Utility Room
- Delightful West Facing Garden With Patio, Lawn And Decking
- Smart Block Paved Driveway
- Walking Distance To Train Station And Local Amenities
- Close To Excellent Schools
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</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 	





GROUND FLOOR  
APPROX. FLOOR  
AREA 624 SQ.FT.  
(58.0 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.1 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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