

# Harrison Robinson

Estate Agents



**1 Lower Constable Road, Ilkley, LS29 8RD**

**Price Guide £765,000**

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## Price Guide £765,000



### GROUND FLOOR

#### Entrance Hall

A timber entrance door with obscure glazed side window opens into a welcoming, L shaped reception hall. Doors open into all the principle rooms. Carpeted flooring, radiator. Sliding mirrored doors open to a useful storage cupboard with hanging rail and shelving. Bedrooms two and three, served by a three-piece bathroom, are separated from the entrance hall via an internal, timber door. In this area there is also a recessed cupboard housing the hot water tank.

#### Breakfast Kitchen

13'10" x 13'5" (4.22 x 4.11)

A good sized dining kitchen fitted with a range of solid wood base and wall units, complementary worksurfaces and tiled splashbacks. Appliances include electric oven and grill, fridge freezer, four ring gas hob with extractor over and dishwasher. A one and a half bowl stainless steel sink with chrome mixer tap sits beneath two, double glazed windows overlooking the rear garden and enjoying fabulous, long distance Wharfe Valley views. Tile effect vinyl flooring, radiator. There is ample room for a family dining table making this a most sociable space. Door into:

#### Utility Room

7'10" x 5'10" (2.41 x 1.78)

Fitted with cupboards and drawer and with space and plumbing for a washing machine. Stainless steel sink and drainer with chrome mixer tap, continuation of the vinyl flooring, radiator. A half glazed timber door leads out to the rear garden.

#### Dining Room

13'10" x 13'5" (4.22 x 4.11)

A good sized, separate dining room with double glazed, sliding doors leading out to the garden. Carpeted flooring, radiator. This is a great room for entertaining, one could also knock through to the current kitchen, if desired.

#### Lounge

22'0" x 15'7" (6.71 x 4.76)

A large lounge with ample room for comfortable furniture with carpeted flooring, two radiators and coal effect gas fire with a timber and marble surround and marble hearth. Large, double glazed, sliding patio doors lead out to the delightful garden and afford beautiful, long distance views across the valley. A glazed timber door leads out to a paved seating area and additional garden area.

#### Cloakroom

With low level w/c and handbasin set in a vanity cupboard. Vinyl flooring, radiator.

#### Master Bedroom

15'5" x 13'9" (4.70 x 4.20)

A lovely, sunny double bedroom fitted with a wide range of wardrobes, cupboards and drawers, providing excellent storage. Carpeted flooring, radiator, two, double glazed windows to the front of the property allow ample natural light. Door into:

#### En Suite

9'2" x 7'9" (2.80 x 2.38)

A generously proportioned, five-piece ensuite with low-level W.C., bidet, pedestal hand basin with chrome mixer tap, panel bath with chrome mixer tap and separate shower cubicle with thermostatic shower, wall tiling and obscure glazed door. Radiator, carpeted flooring, obscure, double glazed window.

#### Bedroom Two

11'8" x 10'2" (3.58 x 3.10)

A lovely double bedroom to the front of the property with carpeted flooring, double glazed window, radiator and tall, fitted wardrobes and dressing table.

#### Bedroom Three

13'5" x 7'10" (4.11 x 2.40)

A double bedroom to the rear of the property with large, double glazed window, carpeted flooring, radiator and floor to ceiling wardrobes with sliding, mirrored doors providing excellent storage.

#### Bathroom

10'2" x 6'9" (3.10 x 2.06)

A well presented, good sized bathroom with low-level W.C., pedestal hand basin with chrome taps and panel bath with thermostatic shower over. Wall tiling, carpeted flooring, radiator. Obscure, double glazed window to front elevation.

### OUTSIDE

#### Garden

The property benefits from a beautiful rear garden, predominantly laid to lawn, with beautiful planting to borders and mature hedging maintaining privacy. A paved patio area provides the ideal spot to sit and enjoy the wonderful long distance views. A timber shed provides storage. Pathways lead round both sides of the property to the front where again, there are attractive shrubs and plants.

#### Garage And Driveway Parking

24'7" x 17'8" (7.50 x 5.40)

A double garage with electric door provides excellent storage or further parking, if needed. A smart, block paved driveway provides ample off-road parking and pretty borders and low stone walling add to the curb appeal of this delightful property.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Broadband is shown to be available to this property.

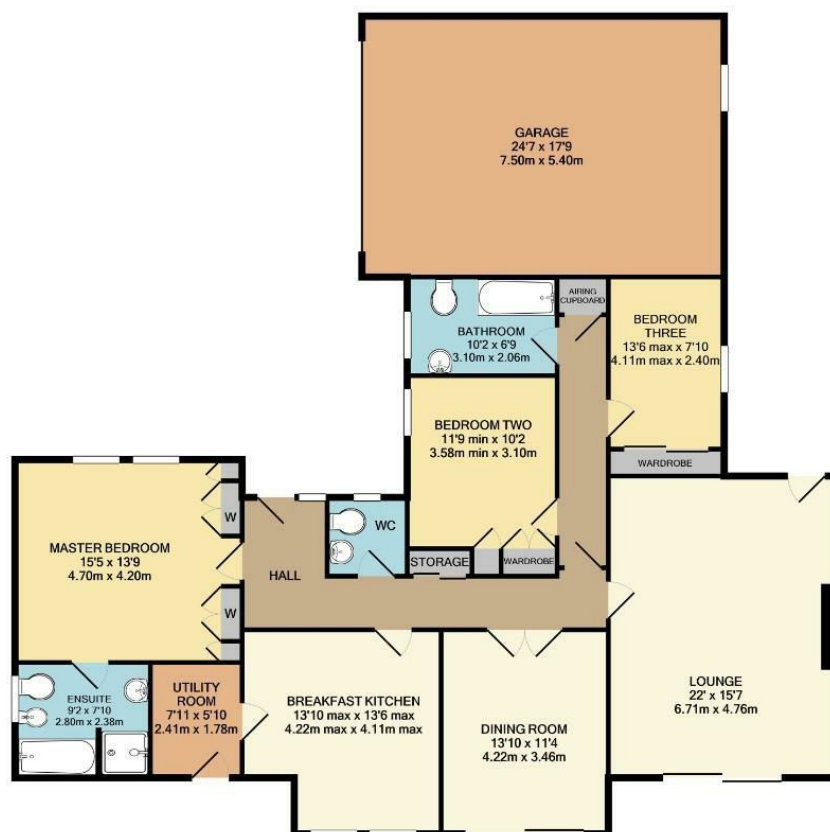
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Deceptively Spacious Three Bedroom Bungalow
- Good Sized Breakfast Kitchen
- Two Spacious Reception Rooms With Patio Doors To Garden
- Large En Suite To Master Bedroom
- Stunning Long Distance Views
- Delightful Corner Plot
- Level Lawned Garden With Mature Planting
- Double Garage With Electric Door And Ample Driveway Parking
- Walking Distance To Train Station, Schools And Ilkely Centre
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	64	82
England & Wales		EU Directive 2002/91/EC





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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1947 SQ. FT. (180.9 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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