

# Harrison Robinson

Estate Agents



**3 Back Middleton Road, Ilkley, LS29 9FG**

**£225,000**

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£225,000



## GROUND FLOOR

### Entrance Hall

A smart, composite front entrance door with two opaque glazed panels and opaque, glazed transom light over opens into a bright and welcoming entrance hall with LVT flooring, radiator and space to hang coats. A carpeted staircase leads to the first floor whilst a glazed door opens into:

### Lounge

15'1" x 15'1" (4.6 x 4.6)

A spacious living dining room benefitting from high ceilings and great proportions. A stone fireplace with complementary stone hearth is a lovely focal point. Coving, radiator and LVT flooring.

### Kitchen

8'2" x 3'11" (2.5 x 1.2)

A stylish, brand new, contemporary kitchen fitted with a range of Shaker style base and wall units with complementary laminate worksurface and upstands over. A Franke stainless-steel one and a half bowl sink with drainer and monobloc tap sits beneath a UPVC double-glazed window. Integrated appliances include an induction hob, electric oven and fridge. Continuation of the luxury vinyl flooring. Folding door opens onto a staircase leading down to:

## LOWER GROUND FLOOR

### Cellar

15'1" x 14'1" (4.6 x 4.3)

A great-sized cellar benefitting from a UPVC double-glazed window with opaque glazing to both front and rear elevations allowing for ample natural light. Newly fitted Vaillant central heating boiler. There is the potential to convert the cellar into additional living accommodation subject to the relevant planning permission.

## FIRST FLOOR

### Landing

Carpeted landing with doors opening into the bedroom and bathroom. Loft hatch.

### Bedroom

15'5" x 12'1" (4.7 x 3.7)

A generous, double bedroom filled with natural light courtesy of the large, UPVC, double-glazed window to the front west facing elevation. A built-in wardrobe with hanging rail and cupboard above provides useful storage. Carpeting and radiator.

### Bathroom

Light floods into this spacious, modern, newly fitted bathroom through a large, UPVC, double-glazed window with obscure glazing to the front elevation. Comprising of a white suite including a panel bath with glazed screen and mains shower over, a pedestal washbasin with tiled splashback and illuminated mirror and a low-level w/c. Traditional style taps. Chrome, ladder, towel radiator, linen cupboard and luxury vinyl flooring.

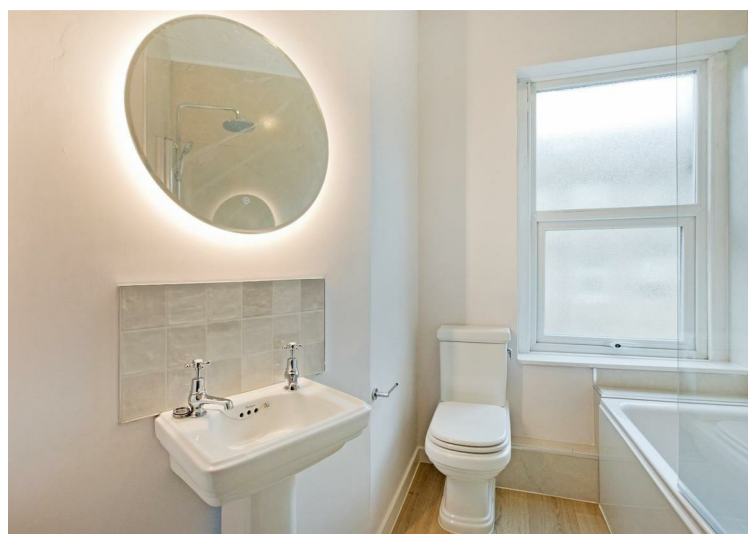
## OUTSIDE

### Garden And Parking

The property benefits from a paved garden to the front of the property bounded by wrought iron railings and timber fencing. A wrought iron gate opens onto the pathway leading to a short flight of stone steps up to the front entrance door. This would be a lovely spot for some colourful pots and some garden furniture to make the most of the afternoon and evening sun.

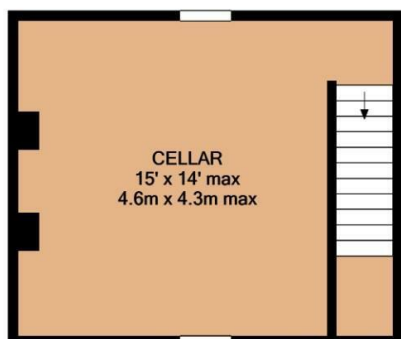
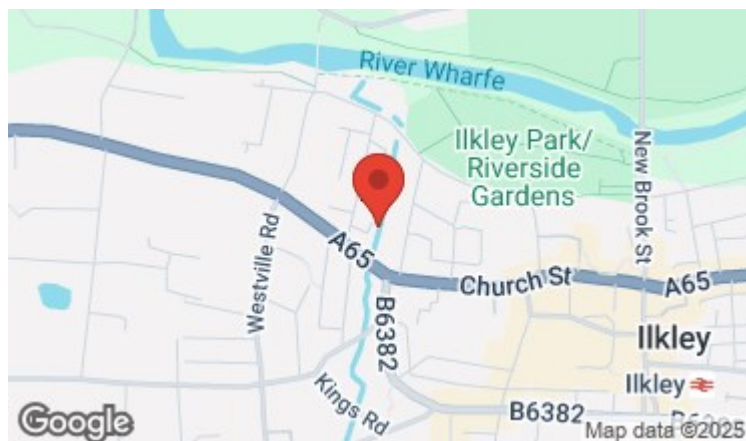
## UTILITIES AND SERVICES

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

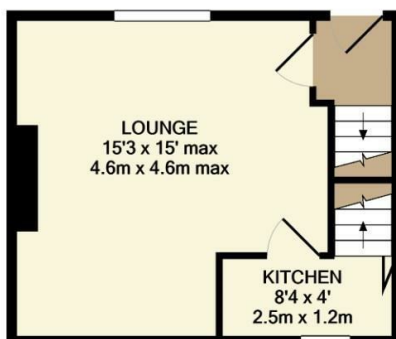


- Charming Semi-Detached Victorian House With No Onward Chain
- One Spacious Double Bedroom
- Newly Fitted Contemporary Kitchen
- Generous Lounge/Dining Room With Feature Fireplace
- Newly Fitted House Bathroom
- Great-Sized Cellar With Development Potential STPP
- West Facing Low Maintenance Garden
- Central Ilkley Location
- Ideal Bolt-Hole
- Council Tax Band B

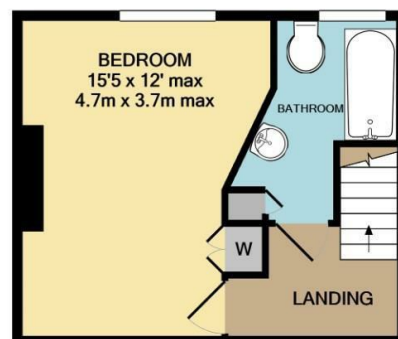
| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         | <b>89</b>                                                                                                     |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         | <b>63</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 |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 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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