

Harrison Robinson

Estate Agents



37 St. Mary's Close, Ilkley, LS29 8NZ

£325,000

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GROUND FLOOR

Entrance Vestibule

A UPVC entrance door with opaque glazed panel opens into an entrance vestibule with attractive limestone tiled flooring and a door opening into a storage cupboard with plumbing for a washing machine or alternatively the potential to create a downstairs cloakroom/w.c. A half-glazed timber door opens into:

Hall

A spacious, bright and welcoming hallway with laminate flooring, radiator with cover and carpeted staircase leading to the first floor. This is a lovely environment in which to greet family and friends. A half-glazed, timber door opens into:

Breakfast Kitchen

10'4" x 9'2" (3.15 x 2.81)

A good-sized breakfast kitchen fitted with light coloured, wooden fronted base and wall units with complementary laminate worksurface over and white, tiled splashback with attractive accent tiling. Appliances include a Zanussi electric oven with four ring gas hob over and a Siemens fridge/freezer. Space for a dishwasher, washing machine or tumble drier to suit. A fitted breakfast table is a lovely spot to sit and enjoy a meal or a cup of coffee. Laminate flooring, radiator, downlighting and wall-mounted central heating boiler. A stainless-steel one and a half bowl sink sits beneath a large window, which allows the natural light to flood in and affords a pleasant, open aspect over this quiet cul-de-sac.

Lounge

14'0" x 13'6" (4.27 x 4.14)

A lovely sitting room of good proportions with carpeting and two radiators with covers. Timber framed, double-glazed window and timber framed, double, glazed doors open into;

Conservatory

12'7" x 8'8" (3.86 x 2.66)

A wonderful addition to the living space with this generous conservatory with French doors leading out onto the garden. Fitted blinds, laminate flooring, wall lights and two Dimplex electric radiators.

FIRST FLOOR

Landing

Carpeted landing with loft hatch. A cupboard houses the water tank and provides shelving for towels and linen. Doors leading into both bedrooms and the house bathroom.

Bedroom One

14'0" x 9'6" (4.27 x 2.90)

A spacious, double bedroom to the front elevation with a UPVC, double-glazed window providing delightful, moorland views. Well-appointed with a whole host of storage incorporating fitted wardrobe, bedside tables and dressing table. A further walk-in cupboard enhances the storage on offer.

Bedroom Two

10'4" x 7'5" (3.15 x 2.28)

A good-sized, single bedroom to the rear elevation. Storage is once again well catered for with fitted wardrobe, bedside tables and chest of drawers. The window affords lovely, far reaching valley views. Carpeting and radiator.

Bathroom

A smartly presented, three-piece house bathroom comprising of a panel bath with mains shower over with glazed screen, a pedestal washbasin and a low-level w/c. Neutral tiling to the walls with attractive, accent border tiling. Light coloured, laminate flooring. Timber framed window with opaque glazing. Radiator, downlighting, towel rail and shaver point.

OUTSIDE

Gardens

To the front of the property one finds a low-maintenance garden with ample space for some colourful pots whilst to the rear is a further great-sized garden, again low-maintenance with a spacious patio and some established bushes, shrubs and small trees. Privacy is maintained by fencing.

Driveway & Parking


A tarmac driveway provides parking for up to two cars.

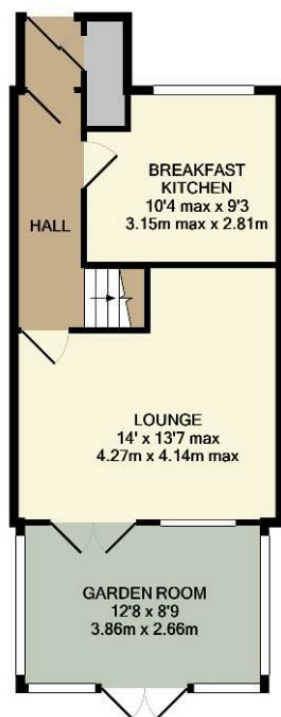
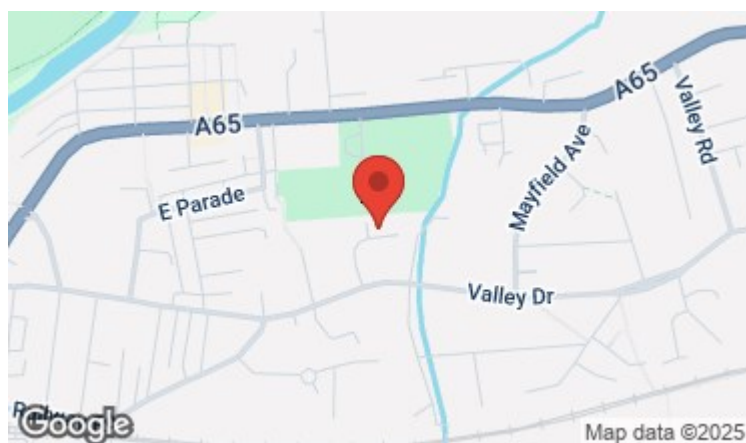
UTILITIES AND SERVICES

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.

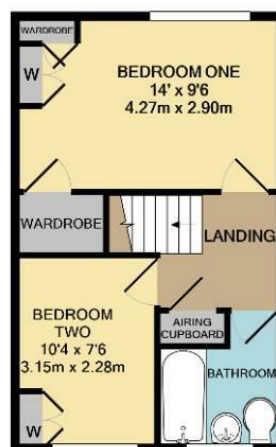


- NO ONWARD CHAIN
- Semi-Detached House
- Two Good-Sized Bedrooms
- Spacious Sitting Room
- Conservatory
- Private, Low-Maintenance Garden
- Driveway Parking
- Quiet Cul-De-Sac Setting & Countryside Views
- Close Walking Distance to Ilkley Amenities
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 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.

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