

# Harrison Robinson

Estate Agents



**18 Easby Close, Ilkley, LS29 9DJ**  
**£440,000**

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# 18 Easby Close, Ilkley, LS29 9DJ

## £440,000



### GROUND FLOOR

#### Entrance Hall

A half-glazed, front entrance door with obscure glazing and side window opens into a spacious and welcoming entrance hall - a great spot to greet friends and family. Laminate flooring, traditional style radiator and stairs to the first floor. Two contemporary, oak doors give access from the hallway into both the lounge and the living dining kitchen. An under stairs cupboard provides useful storage.

#### Lounge

13'8" x 12'2" (4.17 x 3.73)

A contemporary, oak door opens into a most spacious, well-proportioned lounge with a large, UPVC double-glazed, multi-paned window to the front elevation allowing plenty of natural light to flood in and affording a pleasant outlook over the central lawned area at the heart of this charming cul de sac. An elegant, marble fireplace with stainless-steel, electric fire provides an attractive, focal point. Coving, carpeting, wall lights, TV point and traditional style radiator.

#### Living Dining Kitchen

18'8" x 16'4" (5.71 x 5.00)

A beautifully appointed kitchen is fitted with stylish, contemporary base and wall units with complementary quartz worksurface over, attractive, tiled splashback and under pelmet lighting. Integrated appliances include a fridge/freezer, Bosch dishwasher, a Bosch washing machine, an electric oven, a combi oven/microwave with warming drawer below and a Neff induction hob. Wine cooler. Inset ceramic sink with monobloc tap. Laminate flooring, two contemporary, vertical radiators, downlighting and TV point. Space for a large, family dining table and a sofa. Light floods in through a large, UPVC, double-glazed window and UPVC, double-glazed French doors open onto the charming, south facing garden, making this fabulous, family and entertaining space conducive to al fresco dining. A UPVC, half-glazed door provides access from the driveway.

### FIRST FLOOR

#### Landing

A broad, carpeted staircase with white, painted balustrade leads to the carpeted landing which benefits from a useful storage cupboard and loft hatch access.

#### Bedroom One

14'0" x 12'2" (4.27 x 3.71)

A spacious, double bedroom - a haven of peace and tranquillity, benefitting from stylish, fitted wardrobes and cupboards, carpeting, traditional style radiator and a large, UPVC double-glazed, multi-paned window to the front elevation offering a charming outlook over the cul-de-sac.

#### Bedroom Two

12'2" x 9'10" (3.71 x 3.00)

A further spacious, double bedroom to the south facing, rear elevation. A UPVC, double-glazed window affords a lovely view over the pretty, rear garden. Carpeting and traditional style radiator.

#### Bedroom Three

7'6" x 6'3" (2.31 x 1.93)

A single bedroom with a UPVC, double-glazed, multi-paned window offering a pleasant view over the cul-de-sac setting. Traditional style radiator and carpeting.

#### Bathroom

Fitted with a modern, white, house bathroom suite comprising of a P-shaped bath with chrome mixer tap and a thermostatic, drench shower over with a curved glass shower screen, a pedestal wash basin with monobloc tap and a low-level w/c. A UPVC, double-glazed window with obscure glazing to the rear, a white, ladder, towel radiator and smart, geometric, ceramic tiled flooring. Tiling to the walls.

### OUTSIDE

#### Garden

The property is set well-back from the footpath and road by a front garden laid to lawn and edged by planted borders with fencing to the side and a low hedge to the front. A pathway leads to the front entrance door and a long driveway leads to the garage.

To the rear is the 'jewel in the crown' - a south facing, private garden with an area of level astro turf and a decked patio area with ample room for a large, garden table and chairs. This is a great spot to sit and relax in the sunshine or enjoy entertaining with friends and family. An absolutely delightful, stepped, rockery garden is a joy to behold and creates a wonderful, natural environment attracting wildlife such as newts and frogs to the small pond and an array of birds to observe. One can enjoy a lovely view of the Wharfe Valley from the top of the elevated garden.

#### Garage

A detached, single garage with up and over door.

### UTILITIES & 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.

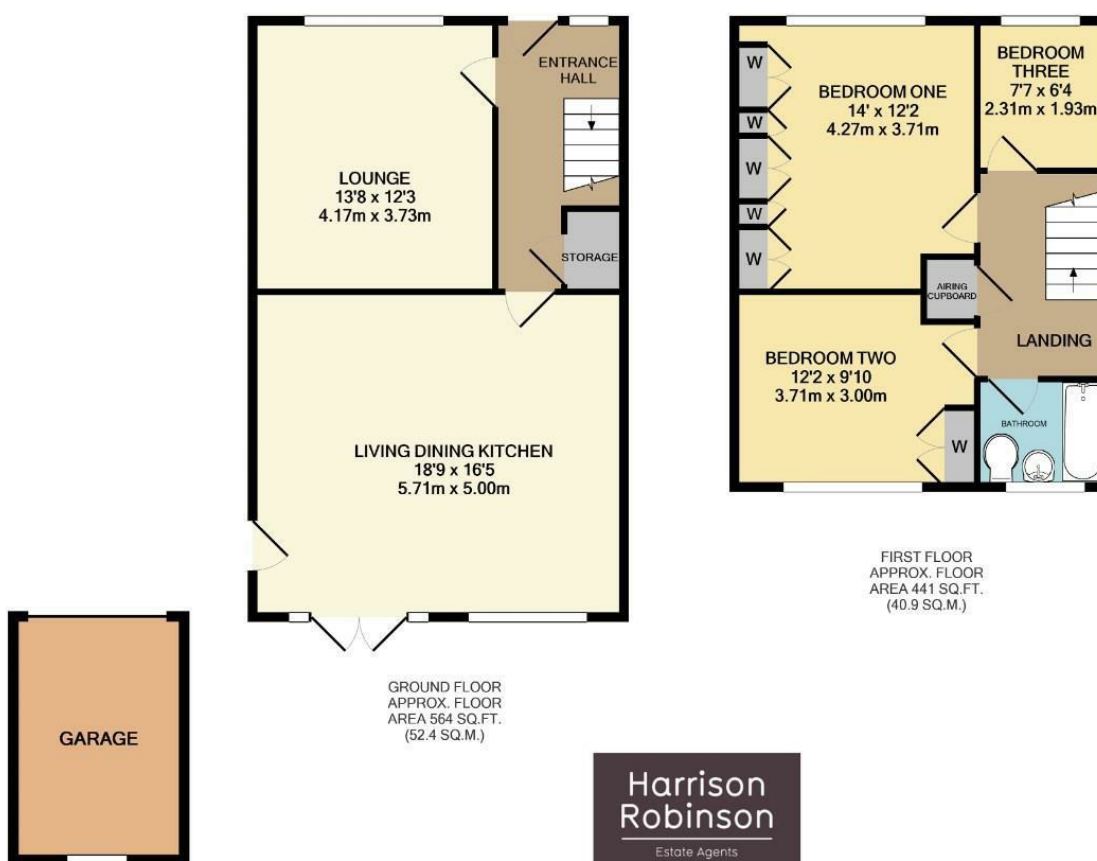
Tel: 01943 968 086



- Three Bedroom Semi-Detached House
- Stunning Living Dining Kitchen
- Contemporary Styling Throughout
- Tranquil South Facing Garden
- Single Garage & Driveway Parking
- Cul De Sac Setting
- Within Walking Distance of Ilkley Amenities
- Close to Highly Regarded Primary Schools
- Ilkley Grammar School Catchment
- 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>                            |                                                                                                               |           |
| (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 |                                                                                                               |           |
|                                             | 67                                                                                                            | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1004 SQ.FT. (93.3 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.



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