

Harrison Robinson

Estate Agents



7 Margerison Road, Ilkley, LS29 8QY

Price Guide £550,000

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GROUND FLOOR

Reception Hall

A newly installed, composite entrance door with obscure glazed panels opens into a welcoming hallway. Doors lead into a large through lounge, study, cloakroom/W.C. and kitchen. A deep understairs cupboard provides excellent storage. A return staircase leads to the first floor of the property. Carpet tiles, radiator.

Lounge

28'10" x 12'1" (8.8 x 3.7)

A large lounge with double glazed windows to both front and rear with ample room for comfortable furniture and a dining table, if desired. Carpeted flooring, two radiators, electric fire in a timber surround.

Kitchen

11'9" x 10'5" (3.6 x 3.2)

Fitted with a range of cupboards and drawers with complementary worksurface over and tiled splashback. Space and plumbing for undercounter appliances and cooker. Stainless steel sink with two drainers beneath a double glazed window overlooking the rear garden. Floor tiles, radiator, wall mounted, gas central heating boiler. Newly fitted, composite door to side elevation.

Study

6'10" x 6'6" (2.1 x 2.0)

A perfect study for those now working from home with double glazed window to the front elevation, radiator and carpet tiles. Fitted wall cupboards, hooks and wall shelving.

Cloakroom

With low-level W.C., wall hung hand basin with chrome taps and tile effect vinyl flooring. Obscure, double glazed window to side elevation.

FIRST FLOOR

Landing

A return carpeted staircase with handrail and large, obscure glazed window to the side elevation leads to the first floor of the property. Doors open into four bedrooms and the three-piece house bathroom. A cupboard houses the hot water tank and has shelving providing storage. A hatch with pull down ladder gives access to the loft area. There is potential to develop this floor (STPC).

Bedroom One

16'4" x 12'1" (5.0 x 3.7)

A large double bedroom to the front elevation with double glazed window, carpeted flooring, radiator and floor to ceiling fitted wardrobes and cupboards.

Bedroom Two

12'1" x 11'9" (3.7 x 3.6)

A second, spacious double bedroom to the rear of the property overlooking the garden and enjoying glimpses of Ilkley Moor. With carpeted flooring and radiator.

Bedroom Three

10'5" x 7'10" (3.2 x 2.4)

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

Bedroom Four

10'5" x 6'6" (3.2 x 2.0)

A good sized single bedroom to the front elevation with carpeted flooring, radiator and double glazed window.

Bathroom

A three piece bathroom with low level W.C, pedestal handbasin and bath with chrome taps. Vinyl flooring, obscure double glazed window.

OUTSIDE

Garden

The property is well set back from the road with a lawned foregarden with attractive planting to borders. A pathway leads round to the delightful, very private rear garden, predominantly laid to lawn, again with borders housing mature shrubs and plants, ideal for adults to relax and entertain, and also for children to play safely. Timber summerhouse. Hedging maintaining privacy.

Garage

19'8" x 8'2" (6.0 x 2.5)

A single garage with timber doors to the front in addition to a glazed timber rear door to the garden. With power and lighting this is a great storage space.

Driveway Parking

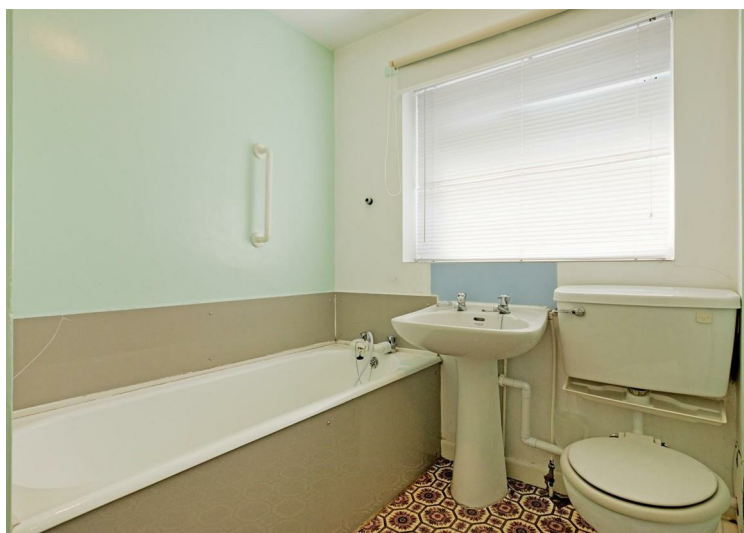
The property benefits from driveway parking for one car.

UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

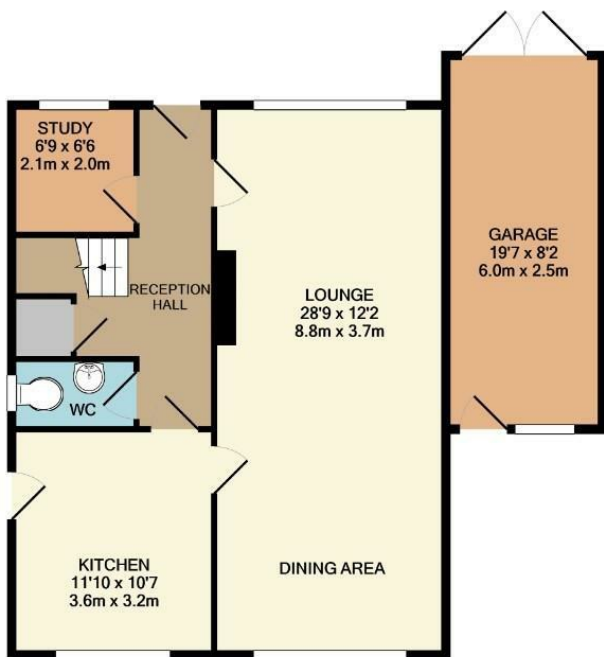
Ultrafast Fibre Broadband is shown to be available to this property.

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

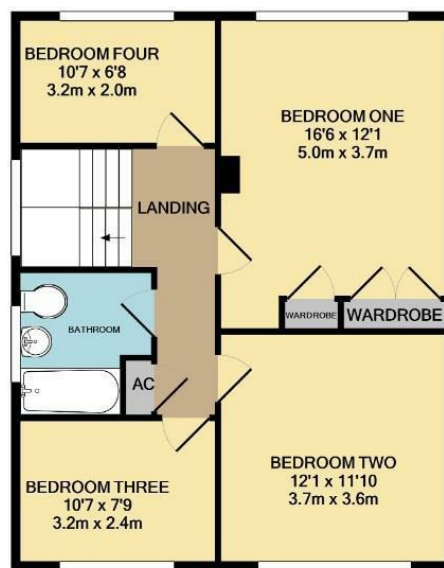


- ***No Onward Chain***
- Four Bedroom Detached House
- Exciting Opportunity To Modernise/Develop
- Highly Regarded Convenient Ben Rhydding Location
- Breakfast Kitchen, Lounge And Separate Study
- Good Sized Bedrooms, Ideal For Family Living
- Charming Private Rear Garden
- Single Garage And Driveway Parking
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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 809 SQ.FT.
(75.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1461 SQ.FT. (135.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.