



Leeds Road | | Ilkley | LS29 8LN

£399,995

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240 Leeds Road |
Ilkley | LS29 8LN
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A substantial semi detached property situated towards the edge of Ilkley town centre enjoying a Southerly aspect. The property has undergone a complete renovation within our clients ownership and now offers accommodation appointed to an extremely high standard with high quality fixtures and fittings. The layout has been carefully planned to make good use of the space and create many storage features. The accommodation briefly comprises a spacious entrance hall, sitting room, open plan kitchen and dining area with utility room off, garden room, three bedrooms with the principal bedroom having an ensuite WC and wash basin, family bathroom and to the outside there are generous gardens to the front and rear. Driveway providing ample parking and turning space. Detached garage.

- Brand new kitchen and bathroom
- Southerly facing gardens
- Open plan dining kitchen
- No onward chain
- Three bedrooms
- Detached garage and ample parking.
- Council Tax band C
- New central heating boiler

Entrance hall

With a newly fitted entrance door leading to a spacious hallway, with panel effect walls, understairs storage cupboard, coving to the ceiling and a dado rail. There is a window to the side elevation.

Sitting Room

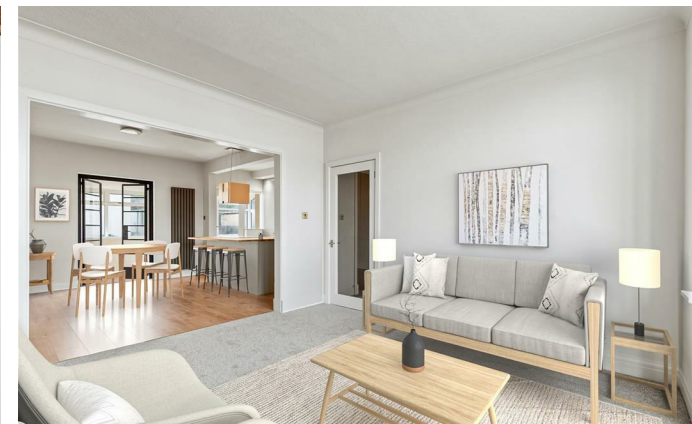
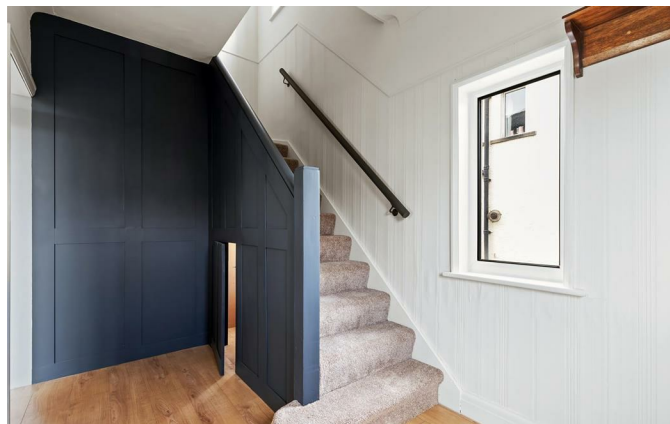
14'00 x 12'02 (4.27m x 3.71m)

Having a Bay window to the front elevation, cornice to the ceiling and a wall mounted electric fire. Opening directly onto the dining area;

Dining Area

12'09 x 9'09 (3.89m x 2.97m)

This is a lovely light open plan space with double doors leading onto the garden room and a door to the utility room.



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Kitchen Area

9'06 x 9'02 (2.90m x 2.79m)

A stylish newly fitted kitchen with pale green wall and base units and gold iron ware, there are coordinating solid wood worktops and upstands. A range of integral appliances to include a fridge/freezer, oven, ceramic hob, Klarstein extractor over and a slimline dishwasher. A recessed sink brushed gold sink with mixer taps over and mirrored splash area. A cupboard neatly houses the boiler.

Utility Room

Ingeniously worked into the floor plan this useful utility area has a fitted washing machine, shelving and spotlights.

Garden Room

15'03 x 4'08 (4.65m x 1.42m)

Enjoying a Southerly aspect, with wood effect flooring and French doors to the rear elevation.

Stairs to the first floor

With a window to the side elevation and a loft hatch.

Bedroom One

12'10 x 12'01 (3.91m x 3.68m)

With built in wardrobes and cupboards, a window to the rear elevation with stunning views towards Ilkley Moor. A feature panel effect wall.

Ensuite facilities

An ensuite with majority tiled walls, vanity unit with basin, WC, built in storage cupboard, spotlights to the ceiling and wood effect flooring.

Bedroom Two

12'10 x 10'11 (3.91m x 3.33m)

With a range of built in wardrobes and cupboards and a window to the front elevation.

Bedroom Three

8'09 x 6'06 (2.67m x 1.98m)

With a window to the front elevation.

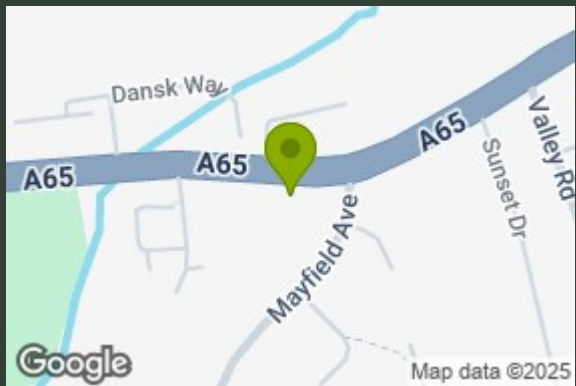
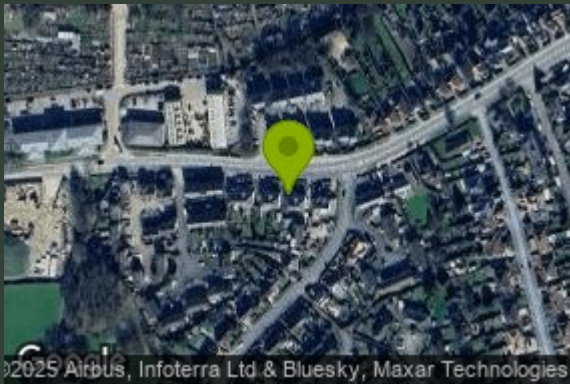
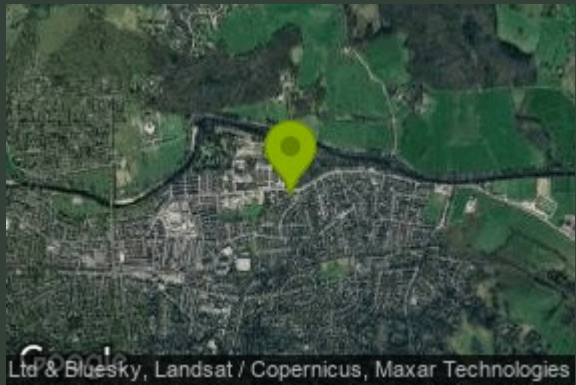
Bathroom

6'11 x 6'03 (2.11m x 1.91m)

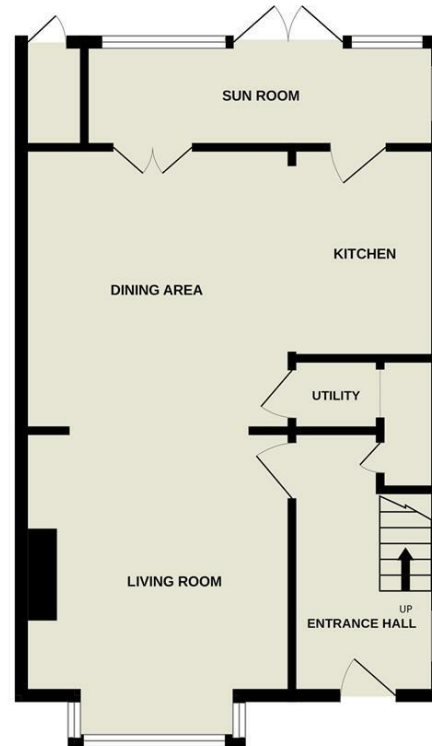
A newly fitted suite with brushed gold fittings; Comprising a bath with shower over, vanity sink unit, WC and a window to the side elevation.

Outside

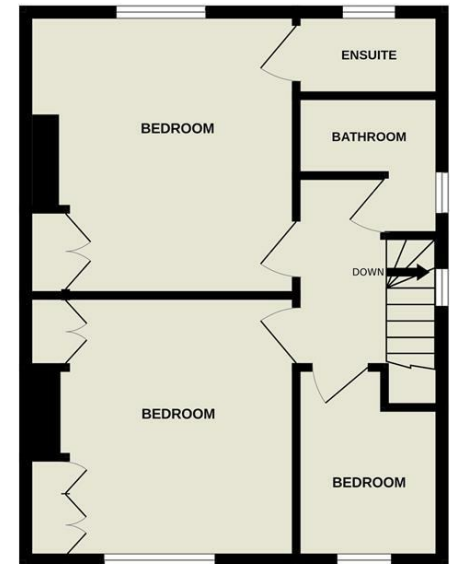
There are good sized garden with ornamental shrub borders and cobbled stones inset. A generous driveway leads to the side and rear of the property allowing turning space for a vehicle and ample parking. To the rear there is a detached garage, Southerly facing gardens with paved seating area and shrub borders.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



FIRST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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