

# Harrison Robinson

Estate Agents



**5 East Parade, Ilkley, LS29 8JP**

**Guide Price £295,000**

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## Guide Price £295,000



### GROUND FLOOR

#### Lounge

14'11" x 14'7" (4.57 x 4.47)

A uPVC entrance door with transom light opens into a light and airy, spacious lounge with double glazed bay window, wood effect flooring and radiator. A fireplace with open fire, timber surround and marble hearth provides a focal feature to this room. A door opens to a small hall, giving access to the carpeted staircase and leading to the dining kitchen to the rear.

#### Dining Kitchen

12'8" x 12'0" (3.87 x 3.67)

A good sized dining kitchen fitted with a range of pale wood effect cabinetry with stainless steel handles, complementary worksurfaces and tiled splashbacks. Appliances include electric oven and grill and electric hob with stainless steel extractor over. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the rear. Space and plumbing for undercounter appliances, slate effect, laminate flooring, chrome, ladder style radiator. There is ample space for a family dining table. A half obscure glazed, uPVC door leads out to the rear, courtyard garden. Door into a most useful storage area housing the newly installed, gas central heating boiler with 10 year guarantee. One could develop this space to create a pantry, utility room or even a downstairs cloakroom / W.C.

### FIRST FLOOR

#### Landing

A carpeted staircase leads to the first floor landing, where doors open into a large, four-piece bathroom and a spacious double bedroom. A further staircase leads to the second floor. A door on the half landing opens to:

#### W.C.

With low level W.C. and handbasin. Obscure glazed window to rear.

#### Bedroom One

15'0" x 11'6" (4.58 x 3.53)

A double bedroom to the front elevation with carpeted flooring, double glazed window, radiator and original fireplace.

#### Bathroom

12'7" x 9'2" (3.84 x 2.80)

A spacious, three-piece house bathroom with low pedestal

handbasin with chrome mixer tap and panel bath with central mixer tap. Corner shower cubicle with thermostatic shower, curved, glazed screens and neutral wall tiling. Tall, chrome, ladder style heated towel rail, extractor, radiator. Wood effect vinyl flooring, obscure double glazed window to rear.

### SECOND FLOOR

#### Landing

A return, carpeted staircase with timber balustrading leads to the second floor landing, where doors open into two, further bedrooms.

#### Bedroom Two

15'1" x 9'4" (4.62 x 2.87)

A good sized, double bedroom to the front of the property with double glazed window enjoying a fantastic view up to Ilkley Moor, carpeted flooring and radiator.

#### Bedroom Three

9'3" x 8'3" (2.82 x 2.54)

A large single bedroom to the rear of the property with carpeted flooring, radiator and Velux.

### OUTSIDE

#### Courtyard Garden

To the front elevation the house is set back from the road with a small, South facing foregarden behind hedging with space for a bistro set, if desired. A garden gate opens to a pathway leading to the entrance door. To the rear one finds a low maintenance, courtyard garden with space for outdoor furniture, flowering pots and a barbecue. Railings and a gate leading to the quiet, rear access lane maintain a degree of privacy.

#### External Store

An outside store providing useful storage.

### UTILITIES AND SERVICES

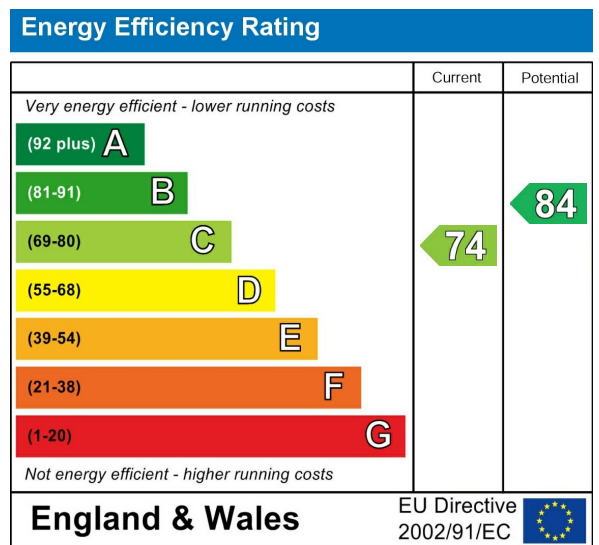
The property benefits from mains gas, electricity and drainage.

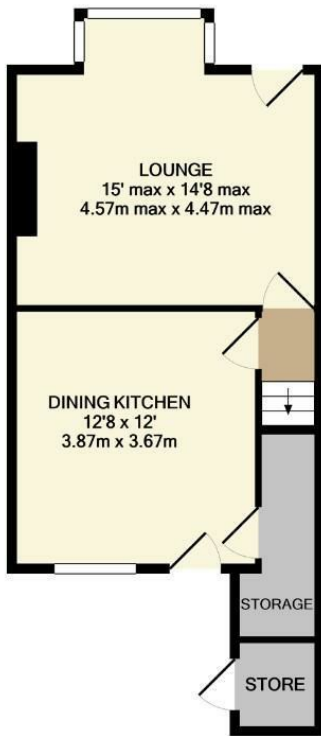
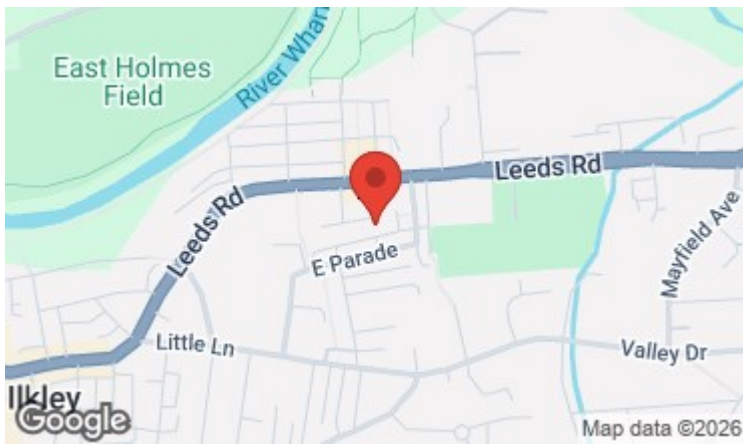
There is Ultrafast Fibre Broadband shown to be available to this property.

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

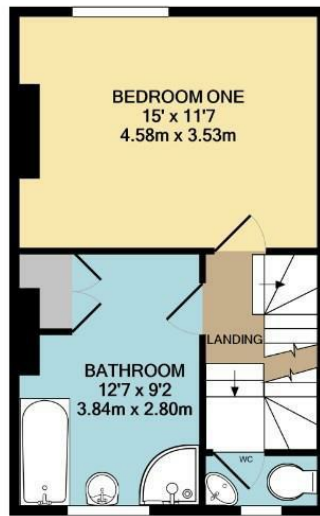


- \*\*\*No Onward Chain\*\*\*
- Three Bedroom Mid Terraced Property
- Good Sized Dining Kitchen
- Lounge With Bay Window And Open Fire
- Large Three-Piece House Bathroom
- Separate W.C.
- Beautiful Views Up To Ilkley Moor
- Courtyard Garden With External Store
- Convenient Central Ilkley Location
- Council Tax Band C

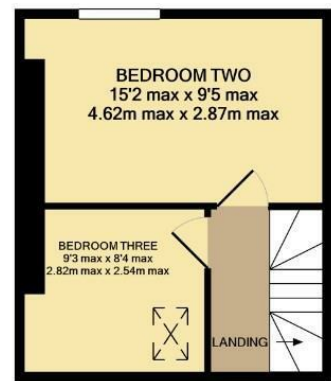




GROUND FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 252 SQ.FT.  
(23.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 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.