Harrison Robinson

Estate Agents



12 Mansfield Road, Ilkley, LS29 7LQ

Price Guide £675,000

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GROUND FLOOR

Entrance Hall
A covered uPVC entrance door opens into a welcoming entrance hall with carpeted flooring, two ceiling lights, radiator and window. Doors open to the lounge, shower room and kitchen. A carpeted staircase with beautiful balustrading leads to the first floor landing, there is a useful understairs storage cupboard and area beneath the stairs where there is room for an item of furniture.

Lounge
19'8" x 11'9" (6 x 3.6)
A lovely, spacious room with bay window to the front elevation with a part glazed door to the entrance hall. Carpeted flooring, radiator, ceiling lights. A gas fire with wooden surround creates a focal point to this room. Generously proportioned with ample room for comfortable furniture.

Breakfast Kitchen
13'9" x 12'5" (4.2 x 3.8)
A spacious dining kitchen to the rear of the property fitted with a range of pale wood effect cabinetry with stainless steel handles, complementary worksurface and stone effect tiling to splashbacks. Appliances include a large range cooker with extractor over, fridge freezer, washing machine and dishwasher. A one and half bowl inset sink with mixer tap sits beneath a large double glazed window overlooking the delightful rear garden. Vinyl flooring, recessed ceiling lights, radiator. A part glazed, uPVC door leads out to the patio in the rear garden, further doors open to the hall and sitting/dining room. There is ample space for a family dining table making this a most sociable room.

Pantry
10'2" x 5'10" (3.1 x 1.8)
A door opens to a most useful, walk-in pantry style cupboard with shelving providing excellent storage.

Sitting Room / Dining Room
18'8" x 11'9" (5.7 x 3.6)
A second reception room enjoying an abundance of light through the south facing windows and a delightful aspect across the garden. Carpeted flooring, radiator. This room is most flexible in use and could be a formal dining room, snug or playroom.

Shower Room
A downstairs, dual aspect shower room benefitting from neutral wall and floor tiling, low level W.C. and handbasin with mixer tap set in a vanity cupboard. Shower cubicle with electric shower, ladder style radiator.

FIRST FLOOR

Landing
A carpeted staircase with attractive, timber balustrading leads to the first floor landing where a window allows natural light. Doors open to three, good sized bedrooms, the house bathroom and a large storage cupboard. Loft hatch.

Bedroom One
15'8" x 11'5" (4.8 x 3.5)
This most attractive room boasts wonderful rear garden views through the double glazed window with carpeted flooring, radiator, ceiling light and door to:

Bedroom Two
15'5" x 12'1" (4.7 x 3.7)
A generously proportioned bedroom to the front elevation, with radiator, carpeted flooring, double glazed window and door opening to a storage cupboard.

En Suite W.C.
With low level W.C. and handbasin.

Bedroom Three
13'9" x 9'2" (4.2 x 2.8)
A further, good sized double bedroom to the front elevation, with radiator, double glazed window, ceiling light and carpeted flooring.

Bathroom
A generously proportioned bathroom with low level W.C., panel bath with traditional style shower attachment and matching pedestal handbasin with white wall tiling to half height. Obscure double glazed window, extractor, traditional style heated towel rail, generous storage cupboards, carpeted flooring.

OUTSIDE

Garden
A standout feature of this detached home is the fabulous, long rear garden with a spacious, paved patio area, ideal for outdoor furniture and entertaining with a good sized area of artificial grass adjacent. As the garden progresses, one finds a wide range of mature plants, flowers, fruit bushes and trees. There are areas of lawn, a charming pond, two greenhouses, an outbuilding and a timber summer house.
To the front the property is set back from the road enjoying some established planting and boundary hedging, partly laid to gravel with an attractive flower border and further hedging to the side.

Garage
A single garage with up and over door housing the boiler, consumer unit and providing ample storage.

Driveway Parking
A tarmac driveway provides off road parking for two cars.

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.

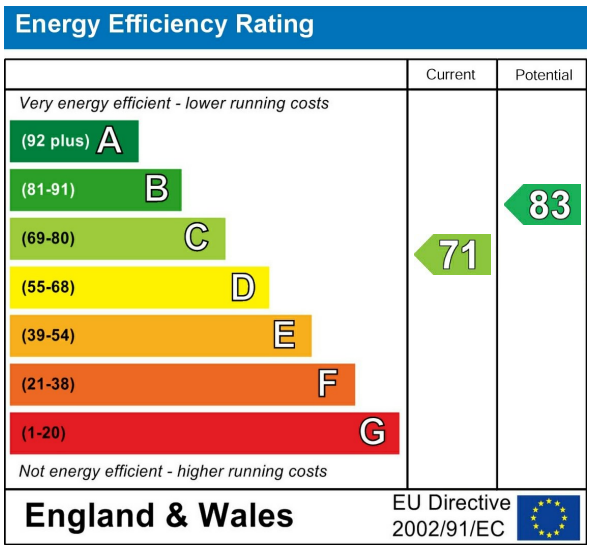






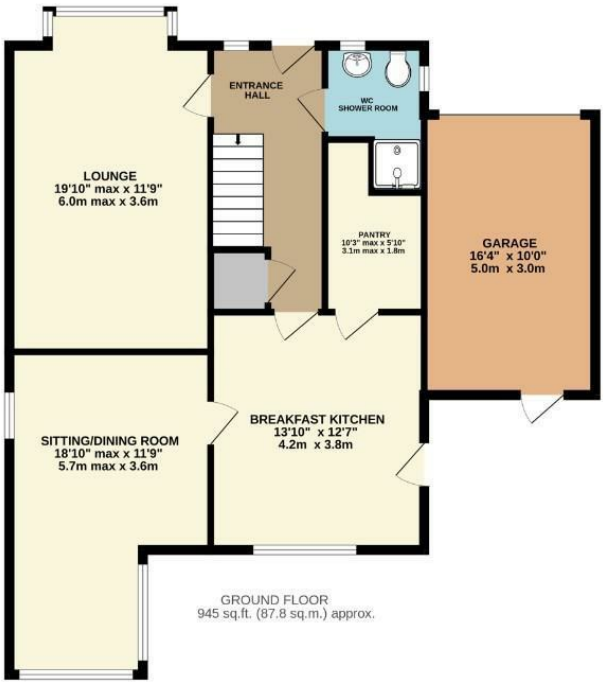


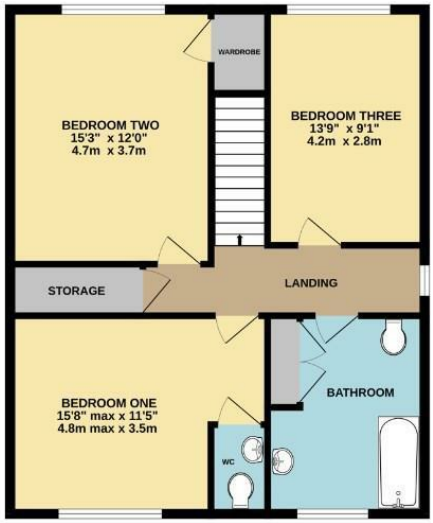
- Three Double Bedroom Detached House
- Two Spacious Reception Rooms
- Dining Kitchen
- Downstairs Shower Room
- En Suite Cloakroom.W.C. To One Bedroom
- Well Presented And Well Maintained
- Delightful Well Stocked Large Rear Garden
- Single Garage And Driveway Parking
- Walking Distance To Schools, Train Station And Village Centre
- Council Tax Band F

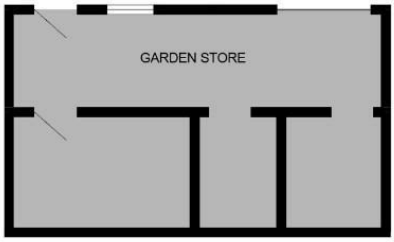












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TOTAL APPROX. FLOOR AREA EXCLUDING GARDEN STORE 1656 SQ.FT. (153.9 SQ.M.)

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.

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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