Harrison Robinson

Estate Agents



20 Grange Estate, Ilkley, LS29 8NW

Guide Price £450,000

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GROUND FLOOR

Entrance Hall
A composite entrance door with decorative glazed panes and tall, obscure glazed side window opens into a welcoming entrance hall with carpeted flooring, radiator and oak doors with glazed panes opening into the kitchen and the lounge. Understairs storage cupboard, a carpeted staircase with timber balustrading and handrail leads to the first floor of the property.

Lounge
13'1" x 11'1" (4 x 3.4)
A comfortable lounge to the front elevation with lovely, double glazed bay window with radiator beneath overlooking the front garden. Carpeted flooring, coal effect gas fire set in a marble hearth with timber surround creating a lovely focal feature to the room. Open to a spacious dining area to the rear.

Dining Room
A dining room to the rear of the house with carpeted flooring, radiator and large, double glazed patio door leading out to the rear garden.

Kitchen
10'5" x 7'10" (3.2 x 2.4)
A well presented, modern kitchen with cream coloured, Shaker style base and wall units, complementary worksurfaces and neutral tiling to splashbacks. Appliances include gas oven with four ring gas hob, under counter fridge, under counter freezer and dishwasher. Inset sink and drainer with traditional style mixer tap beneath a large double glazed window to the side elevation. Wood effect laminate flooring, recessed ceiling lights, obscure glazed uPVC door leading out to the rear garden.

FIRST FLOOR

Landing
A carpeted staircase with handrail and timber balustrading leads to the first floor landing, where doors open into four bedrooms and the house bathroom. A hatch gives access to the loft area.

Bedroom One
12'9" x 10'5" (3.9 x 3.2)
A lovely double bedroom to the front of the property with carpeted flooring, radiator and double glazed window enjoying glimpses of the Cow and Calf rocks and Ilkley Moor. Floor to ceiling fitted wardrobes, cupboards and drawers, including bedside drawers and shelving.

Bedroom Two
16'4" x 7'10" (5 x 2.4)
A second double bedroom to the rear of the property with carpeted flooring, radiator and large double glazed window enjoying fantastic, for reaching views. Floor ceiling fitted wardrobes with sliding, mirrored doors.

Bedroom Three
11'1" x 10'9" (3.4 x 3.3)
A spacious double bedroom to the front of the property with laminate flooring, radiator and double glazed window overlooking the front garden and enjoying glimpses up to Ilkley Moor.

Bedroom Four
7'10" x 6'6" (2.4 x 2)
A single bedroom to the front of the house with laminate flooring, radiator and double glazed window, ideal as a nursery or home office.

Bathroom
A three-piece bathroom comprising low-level W.C., pedestal handbasin with chrome mixer tap and bath with tiled side, thermostatic shower and glazed screen. White wall tiling, complementary, grey slate effect laminate flooring, chrome, ladder style, heated towel rail. Wall mounted, mirror fronted vanity cupboard, obscure double glazed window to rear.

OUTSIDE

Gardens
The property enjoys lawned gardens to both front and rear with a lovely front garden with level lawn and pretty borders housing mature shrubs and attractive planting. A neat hedge to the front maintains privacy and a paved area beneath the bay window is a lovely spot to sit and enjoy the sunshine, if desired. To the rear the house enjoys a level garden, again with attractive borders and lovely patio area with space for outdoor furniture to enjoy afternoon and evening sunshine.

Garage
A single garage with up and over door, power, plumbing and lighting providing great storage and parking.

Driveway
A tarmac driveway provides off-road parking.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Superfast 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.

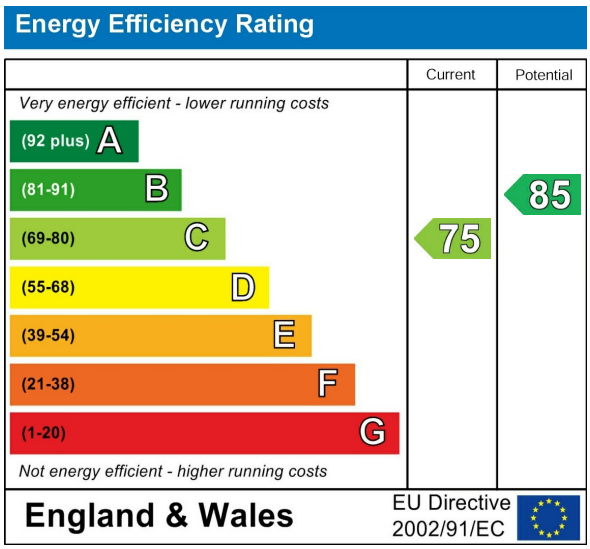








- Four Bedroom Semi Detached House
- Quiet Cul De Sac Location
- Well Presented With Neutral Decor
- Through Lounge / Dining Room
- Driveway Parking
- Single Garage
- Lawned Rear Garden
- Lovely Views Up To Ilkley Moor
- Walking Distance To Train Station, Excellent Schools And Ilkley
- Council Tax Band D

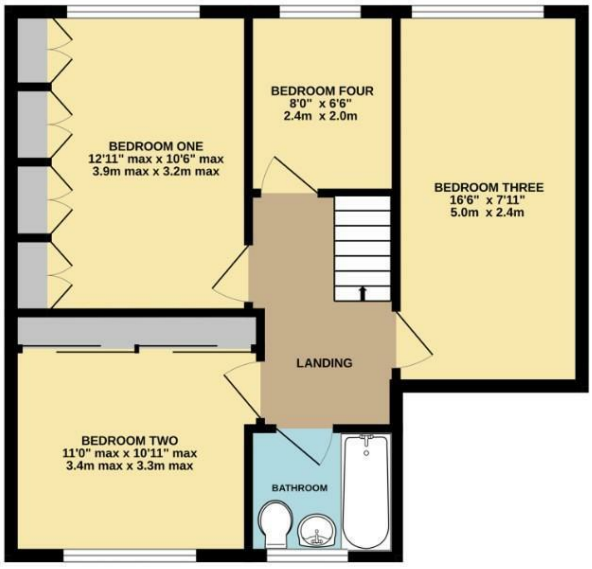








GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



FIRST FLOOR
541 sq.ft. (50.3 sq.m.) approx.

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1085 SQ.FT. (100.8 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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