Harrison Robinson

Estate Agents

22 Stansfield Close, Ilkley, LS29 8FF

Guide Price £415,000

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GROUND FLOOR

Entrance Hall
A smart, composite door with obscure glazed panes opens into a spacious and welcoming entrance hall with laminate flooring, radiator and doors opening into the lounge and downstairs shower room. A tall, obscure glazed window allows natural light, there is ample room for an item of furniture. A carpeted staircase with handrail leads to the first floor landing.

Shower Room
Well presented with low-level W.C., pedestal handbasin with chrome taps and tiled splashback and large, walk-in, wet room style shower with electric shower, neutral wall tiling, and vinyl flooring. Radiator, recessed ceiling lights, extractor. Obscure double glazed window to the front of the property.

Lounge
16'8" x 12'9" (5.1 x 3.9)
A spacious and comfortable lounge enjoying a good degree of natural light courtesy of a double glazed patio door to the south facing front elevation with a tall side window. Laminate flooring, recessed, log effect, electric fire with space for a wall mounted TV above. Attractive, stone effect wall tiling to both alcoves with recessed ceiling lights above. Deep, understairs cupboard with shelving providing excellent storage. Door into dining kitchen.

Dining Kitchen
16'0" x 9'10" (4.9 x 3.0)
A good sized, modern dining kitchen across the rear of the property with a range of white, high gloss fitted cabinetry with stainless steel handles under cabinet lighting, granite effect worksurfaces and upstands with metro tiling to splashbacks. Integrated appliances include electric oven,, fridge freezer, four ring, induction hob with stainless steel extractor over, washing machine and dishwasher. A stainless steel sink and drainer with chrome mixer tap sits beneath a large, double glazed window overlooking the landscaped rear garden. Recessed ceiling lights, vinyl flooring, radiator, there is ample space for a large family dining table. A double glazed patio door with tall side window leads out to the rear garden making this a most sociable room in all seasons.

FIRST FLOOR

Landing
A wide, carpeted staircase with handrail and timber balustrading leads to the first floor landing, where doors open into three bedrooms and the house bathroom. Carpeted flooring, radiator, obscure double glazed window to side elevation allowing natural light. The high ceilings add to the feeling of space.

Master Bedroom
13'9" x 8'10" (4.2 x 2.7)
A double bedroom to the front of the house with laminate flooring, radiator and double glazed patio door with tall side window leading out to a paved balcony, ideal for a bistro set and flowering plants, enjoying a fantastic view up to Ilkley Moor and across the playing field..

Bedroom Two
12'9" x 8'10" (3.9 x 2.7)
A second, good sized double bedroom to the rear of the house with carpeted flooring, radiator and large double glazed windows enjoying fantastic Wharfe Valley views.

Bedroom Three
11'1" x 6'10" (3.4 x 2.1)
A light and airy, single bedroom with carpeted flooring, radiator, tall double glazed window to the side of the property enjoying delightful views and a large Velux with fitted blind with a direct view up to the iconic Cow and Calf Rocks and Ilkley Moor.

Bathroom
A well presented, three-piece, modern house bathroom with low-level W.C., pedestal handbasin with chrome taps and panel bath with thermostatic shower and glazed screen. Neutral wall tiling, vinyl flooring, wall shelving, radiator. Recessed ceiling lights, extractor, obscure double glazed window with fitted blind to rear. Tall cupboard with shelving providing useful storage.

OUTSIDE

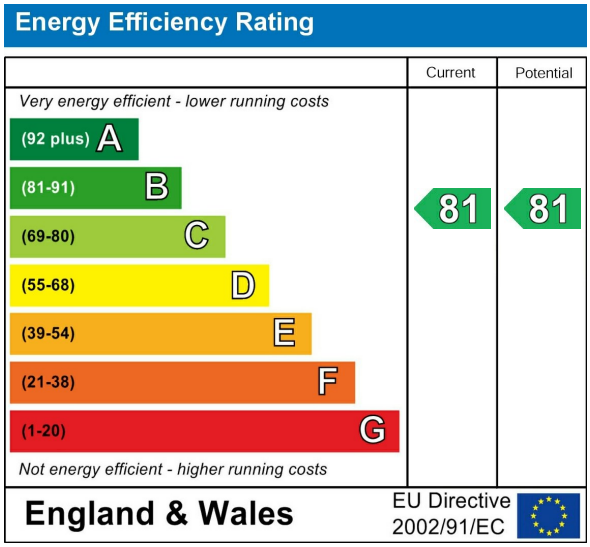
Garden
The house enjoys a particularly pretty, landscaped rear garden with area of level artificial grass, good sized patio and borders housing mature shrubs and plants. There is an additional, long patio area to the rear of the kitchen,, this is a lovely garden for adults and children alike with fencing and hedging maintaining privacy. A paved pathway with attractive mature border leads down the side of the property to the front of the house via a timber gate. To the front elevation, the house is well set back in the cul-de-sac with a lovely, south facing, paved patio area to the front of the lounge and a low maintenance foregarden with a variety of shrubs and planting.

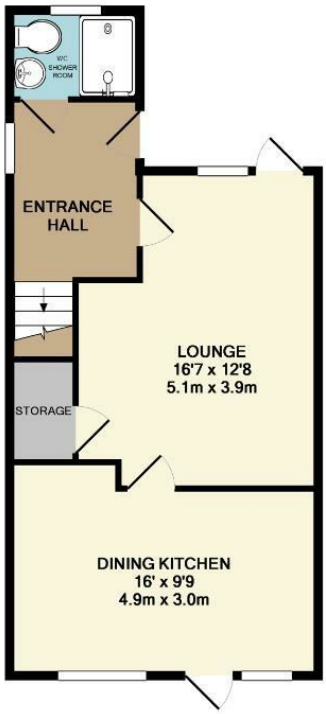
Driveway
The property benefits from two, block paved parking spaces to the front elevation.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage and solar panels.
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.

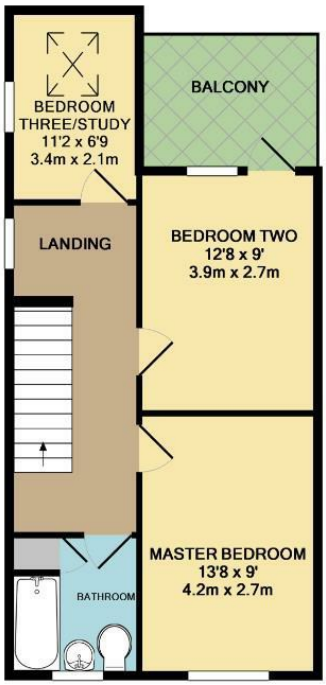
Tel: 01943 968 086

- ***No Onward Chain***
- Modern Three Bedroom End Terraced Property
- Well Presented Throughout
- Spacious Dining Kitchen With Doors To Garden
- Downstairs Wetroom Style Shower Room
- Beautiful Landscaped Rear Garden
- Stunning Long Distance Views
- Corner Cul De Sac Location
- Walking Distance To Train Station And Central Ilkley
- Council Tax Band D





GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.3 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.

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