Harrison Robinson

Estate Agents

36 Skipton Road, Ilkley, LS29 9EP

£379,950

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GROUND FLOOR

Entrance Porch

A timber entrance door opens into an entrance porch with tiled flooring, dado rail and coving. Hooks for coats.

Entrance Hall

An obscure glazed door leads into a welcoming entrance hall. Carpeted flooring, dado rail and coving. Doors open into the lounge and dining kitchen. Carpeted stairs with handrail lead to the first floor landing.

Lounge

13'9" x 13'1" (4.2 x 4.0)

A lovely, spacious lounge to the front of the property, courtesy of high ceilings with a large, double glazed window with direct views up to Ilkley Moor. A multifuel stove with wooden lintel over on a stone hearth is a lovely focal feature to this room. Carpeted flooring, radiator, log store, fitted shelving, coving and ceiling rose.

Dining Kitchen

13'9" x 12'9" (4.2 x 3.9)

A good sized dining kitchen to the rear of the property with a range of solid wood base and wall units with brass handles,laminate work surfaces and Metro tiling to splashbacks. Integrated appliances include dishwasher, fridge freezer, electric oven and four ring gas hob with extractor over. A one and a half bowl inset sink with chrome mixer tap sits beneath a large, double glazed window overlooking the charming, communal garden to the rear. Grey, contemporary styled radiator, ceiling lights, original, stone flagged floor. There is ample room for a family dining table making this a most sociable space. A door leads down to the lower ground floor, whilst a half obscure glazed, timber, stable door with transom light leads out to the rear garden. Cupboard housing gas fired combi boiler.

LOWER GROUND FLOOR

Hall

A carpeted staircase with handrail leads down to the lower ground floor, where one finds a cloakroom, utility room and reception room, currently utilised as a home office.

Utility Room

13'1" x 12'5" (4.0 x 3.8)

A large room arranged as a utility room with space and plumbing for a washing machine, tumble dryer and further appliances, if desired. Double glazed window to the front elevation, ceiling light, radiator, stainless steel sink and drainer with cupboard beneath and tiled splashback.

Cloakroom

With low-level W.C. and pedestal handbasin with chrome mixer tap and tiled splashback. Radiator, extractor, downlighting, vinyl flooring.

Home Office

13'5" x 11'9" (4.1 x 3.6)

A good sized room, currently utilised as a home office, with double glazed window, laminate flooring and radiator. Downlighting, understairs storage cupboard.

FIRST FLOOR

Landing

A return, carpeted staircase with handrail and dado rail leads to the first floor landing. A double glazed window to the rear allows natural light. Doors open into a spacious bathroom, two bedrooms and a third room which could be used as a home office or occasional bedroom. A staircase leads to the second floor of the property. Carpeted flooring, radiator, under stairs storage cupboard with hanging rail.

Bedroom Two

13'9" x 10'9" (4.2 x 3.3)

A double bedroom to the front of the property with double glazed window affording a beautiful view up to Ilkley Moor. Carpeted flooring, radiator, shelving with hanging rails beneath.

Bedroom Three

10'2" x 8'10" (3.1 x 2.7)

A single bedroom to the front of the property, again affording a lovely view up to Ilkley Moor. Carpeted flooring, radiator.

Study / Occasional Bedroom

11'1" x 5'6" (3.4 x 1.7)

A room which could be flexible in use which would make a good home office and can also be used as an occasional bedroom. Carpeted flooring, ceiling light.

Bathroom

With low-level W.C., pedestal handbasin with chrome taps and tiled splashback and panel bath with thermostatic, drench shower, glazed screen and waterproof boarding. Tile effect vinyl flooring, extractor, radiator. Chrome, ladder style, heated towel rail, obscur,e double glazed window to rear.

SECOND FLOOR

Master Bedroom

16'8" x 12'9" (5.1 x 3.9)

A carpeted staircase with handrail leads to the top floor of the house, where one finds a spacious double bedroom with dormer window to the front with window seat beneath enjoying a stunning view across to Ilkley Moor. A Velux to the rear allows further natural light. Exposed beam, carpeted flooring, radiator. Recessed cupboards provide ample storage. A door opens to:

Cloakroom

With low-level W.C. and pedestal handbasin with chrome mixer tap and tiled splashback. Heated towel rail, extractor, wood effect vinyl flooring.

OUTSIDE

Garden

To the front the property is set back from the road with a charming fore garden, which is south facing, enjoying a good degree of natural sunlight. There is room for outdoor furniture to enjoy al-fresco dining. To the rear one finds a delightful, communal garden with an area of level lawn with pretty borders. There is access around the neighbouring property to the front of the house.

Parking

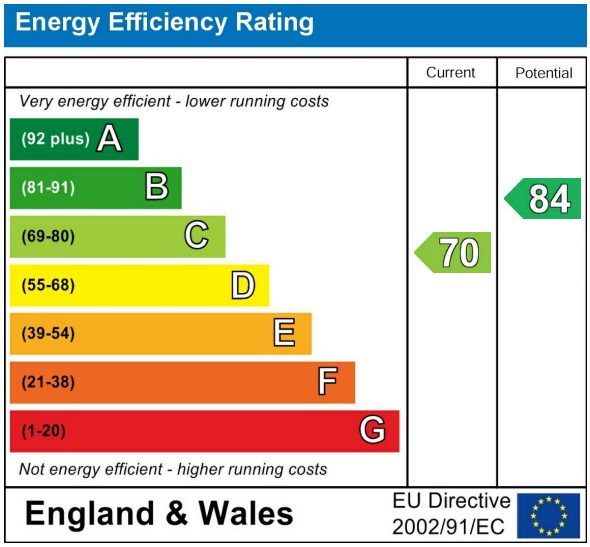
On-street parking is available outside the house with a resident's and a visitor's permit.

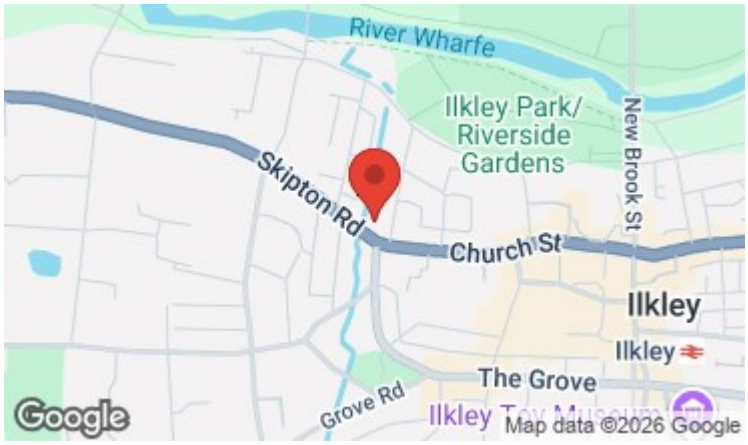
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is shown to be available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

- Three Bedroom Mid Terraced Property
- Spacious Rooms Throughout
- Converted Lower Ground Floor
- Lounge With Log Burning Stove
- Dining Kitchen With Original Stone Flagged Floor
- Charming South Facing Front Garden
- Communal Lawned Garden To Rear
- Stunning Views Up To Ilkley Moor
- New Roof in 2024
- Council Tax Band D





BASEMENT LEVEL
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1621 SQ.FT. (150.6 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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