

# Harrison Robinson

Estate Agents



**Bridge End Cottage, 1 Burnside, Ilkley, LS29 0PJ**

**£449,950**

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## GROUND FLOOR

### Lounge

19'0" x 18'6" (5.80 x 5.64)

An external stone built open porch area leads to a smart, composite entrance door opening into a beautiful, dual aspect lounge, bursting with character, with exposed beams, timber lintels above the double glazed sash windows and beautiful stone fireplace and hearth housing a log burning stove. Solid wood flooring, two radiators, ample room for comfortable furniture. Useful understairs storage cupboard, door into:

### Living Dining Kitchen

19'9" x 15'2" (6.04 x 4.63)

A generously proportioned dining kitchen with five, double glazed sash windows allowing a good amount of natural light. The character of this room is simply beautiful with ceiling beams and timber lintels above the windows. The kitchen is fitted with a range of solid wood fronted cabinetry with metal handles and door knobs, granite worksurfaces and upstands and attractive metro tiling to splashbacks. Integrated appliances include fridge freezer, electric oven with four ring gas hob and extractor, microwave, washing machine, dishwasher and tumble dryer. Attractive floor tiles, recessed ceiling lights. The dining area has solid wood flooring, there is ample room for a large family dining table making this a most sociable room. A part glazed composite door leads out to the rear of the property.

## FIRST FLOOR

### Landing

A return, carpeted staircase, with radiator to the half landing, leads to the first floor of the property, where one finds three double bedrooms and a well presented, four -piece house bathroom.

### Bedroom One

19'5" x 13'3" (5.94 x 4.04)

A large master bedroom with useful dressing area benefiting from two, double glazed windows to the front of the property, two radiators and solid wood flooring.

### Bedroom Two

11'6" x 10'9" (3.53 x 3.28)

A second, good sized double bedroom to the rear of the cottage with double glazed sash windows, radiator and solid wood flooring. A hatch with fitted ladder gives access to the loft area.

### Bedroom Three

9'8" x 9'1" (2.95 x 2.77)

A third, dual aspect, double bedroom with double glazed windows, radiator and solid wood flooring.

### Bathroom

12'7" x 8'7" (3.86 x 2.64)

A lovely, four-piece house bathroom with low-level W.C. with concealed cistern, circular handbasin with chrome mixer tap set in a bespoke vanity unit with marble worksurface and large, corner Jacuzzi bath with chrome mixer tap and retractable shower attachment. Large, walk-in shower with thermostatic drench shower plus additional shower attachment, attractive wall tiling and complementary floor tiles. Recessed ceiling lights, wall mounted vanity cupboard, two, obscure, double glazed windows to the rear of the house, extractor.

## OUTSIDE

### Garden

To the front the property benefits from a delightful garden with a level lawn area and large paved patio areas perfect for outdoor furniture and alfresco dining in the sunshine. Bound by hedging and with borders housing mature plants this really is a charming garden to enjoy. To the rear there is a small paved area with useful, covered storage bound by metal railings and gate leading up to the tarmac area which leads round to the back of Burnside Mill where the garage is situated.

### Garage

A single garage with up and over door providing parking and excellent storage. Situated to the rear of Burnside Mill - it is the end garage to the right of the row of garages.

## UTILITIES AND SERVICES

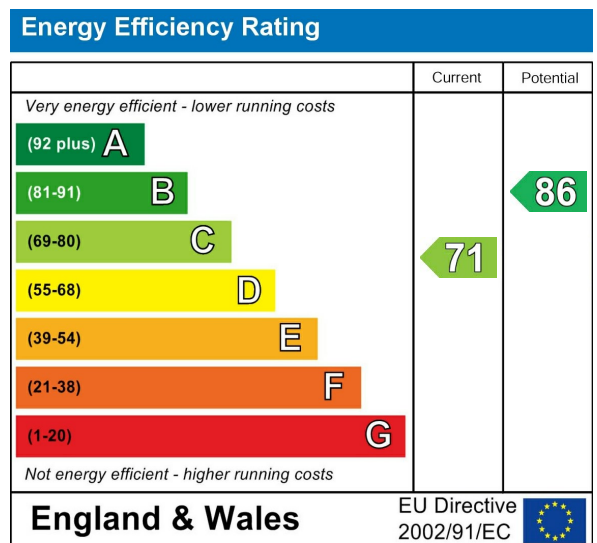
The property benefits from mains gas, electricity and drainage.

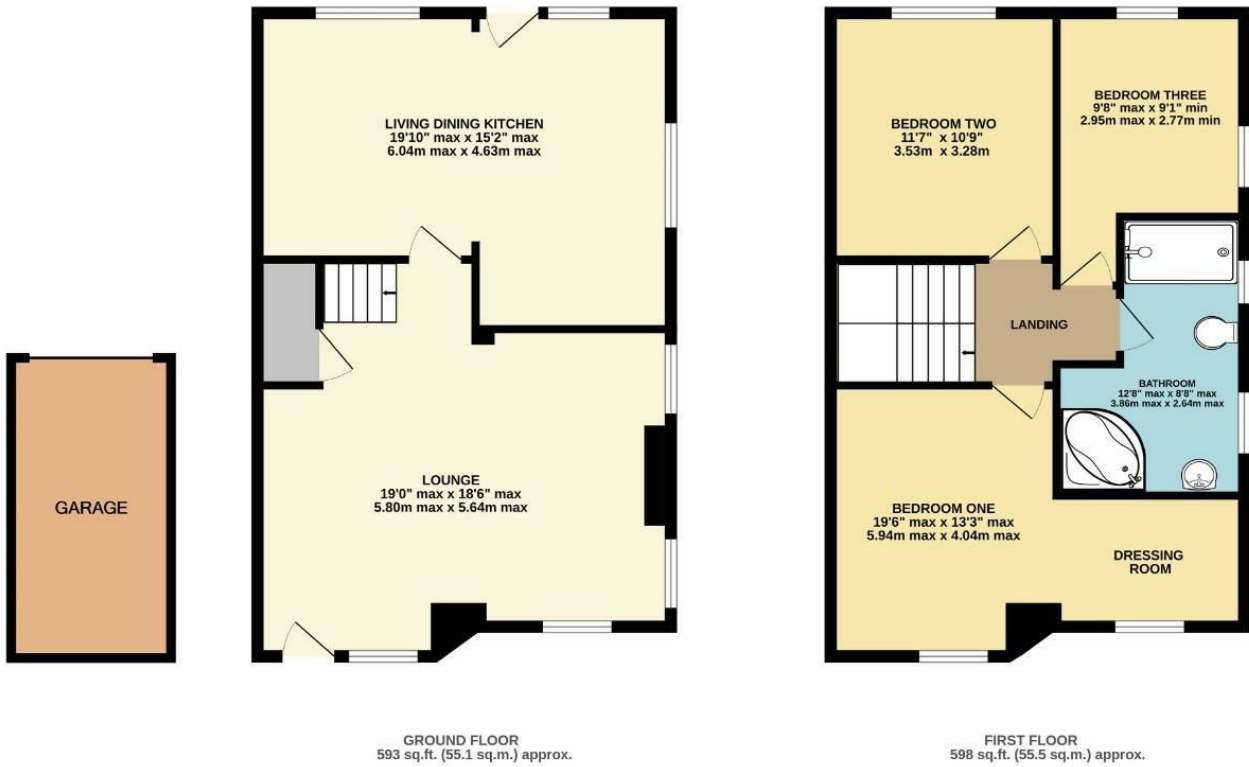
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- \*\*\*No Onward Chain\*\*\*
- Three Double Bedroom Stone Built Cottage
- Beautiful Character Features Throughout
- Charming Lawned Garden With Sunny Patio
- Open Plan Spacious Kitchen With Integrated Appliances
- Central Village Location
- Single Garage
- Walking Distance To Village Amenities
- Well Presented Four Piece House Bathroom
- Council Tax Band D





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1190 SQ.FT. (110.6 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.