Harrison Robinson

Estate Agents

33 Grange Estate, Ilkley, LS29 8NW

Guide Price £415,000

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GROUND FLOOR

Entrance Hall
A part glazed, uPVC entrance door with obscure glazed side windows leads into a spacious and welcoming entrance hall with carpeted flooring, radiator and doors opening into the lounge, kitchen and good sized cloakroom/W.C. A carpeted staircase leads to the first floor of the property.

Lounge
11'5" x 25'2" (3.49 x 7.69)
Accessed from both the kitchen and the hallway, a large lounge benefiting from double glazed windows to both front and rear allowing a good degree of natural light. A stone fireplace and slate hearth houses an electric fire. Carpeted flooring, two radiators.

Kitchen
10'7" x 9'11" (3.24 x 3.03)
A very well presented, modern kitchen fitted with a range of high gloss cabinetry with stainless steel handles, complementary worksurfaces and attractive tiling to splashbacks. Appliances include electric oven, four ring electric hob with stainless steel extractor over and washing machine. There is space for a freestanding fridge freezer. Wood effect vinyl flooring, radiator. A large double glazed window with stainless steel sink and drainer with chrome mixer tap beneath enjoys a lovely view over the rear garden. A half, obscure glazed, composite door leads out to the side of the property.

Cloakroom / W.C.
A spacious cloakroom/W.C. with pedestal handbasin with chrome taps and low-level W.C. Carpeted flooring, radiator, obscure double glazed window to the side of the property.

FIRST FLOOR

Landing
A carpeted staircase with handrail and metal balustrading leads to the first floor landing. A double glazed window to the side elevation allows natural light, doors open into two double bedrooms, a third, large single bedroom and a modern shower room. A recessed cupboard with shelf, also housing the gas central heating boiler, provides useful storage. A hatch with fitted, pulldown ladder leads to a boarded loft area.

Bedroom One
11'6" x 13'3" (3.51 x 4.06)
A lovely, good sized double bedroom to the front of the house with large, double glazed windows allowing an abundance of natural light and enjoying far reaching views. Carpeted flooring, radiator, a range of floor to ceiling fitted wardrobes, cupboards and vanity table.

Bedroom Two
9'11" x 8'6" (3.03 x 2.6)
A second, light and airy double bedroom to the rear of the property with carpeted flooring, radiator and fitted wardrobes and drawers. Large double glazed windows enjoy a fantastic, direct view up to the iconic Cow and Calf rocks and along the length of Ilkley Moor.

Bedroom Three
5'11" x 10'5" (1.81 x 3.18)
A good sized single bedroom to the front of the house with carpeted flooring, radiator and large double glazed window enjoying long distance views. Currently with a range of fitted cupboards, drawers and wardrobes.

Shower Room
A very well presented, modern house shower room with low-level W.C., wall hung handbasin with chrome mixer tap set in a white, high gloss vanity drawer and corner shower cubicle with thermostatic shower, curved glazed door and grey wall tiling. Complementary, slate effect vinyl flooring, chrome, ladder style, heated towel rail, obscure, double glazed window to rear.

OUTSIDE

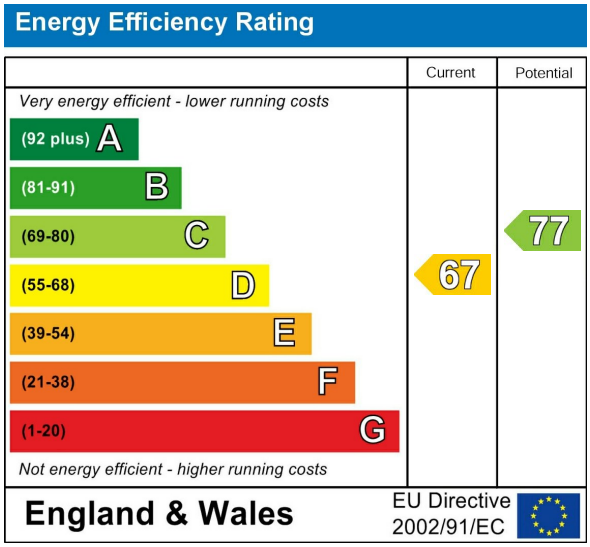
Garden
The house enjoys a delightful, good sized, south facing rear garden, predominantly laid to lawn, with a range of mature shrubs and planting to borders. A fence to the rear and hedging to the side maintain privacy. This is an ideal garden for adults to entertain and relax and children to play safely. There is a level area, where there was previously a single garage, where one could be re-erected or a patio could be created, if desired. To the front the property is well set back in the cul-de-sac with an area of neat lawn with attractive planting.

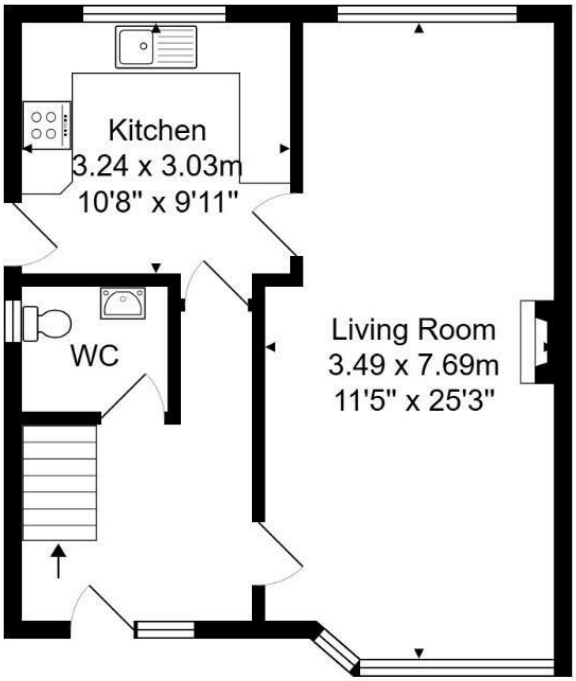
Driveway Parking
A tarmacadam driveway provides off-road parking for up to three vehicles.

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

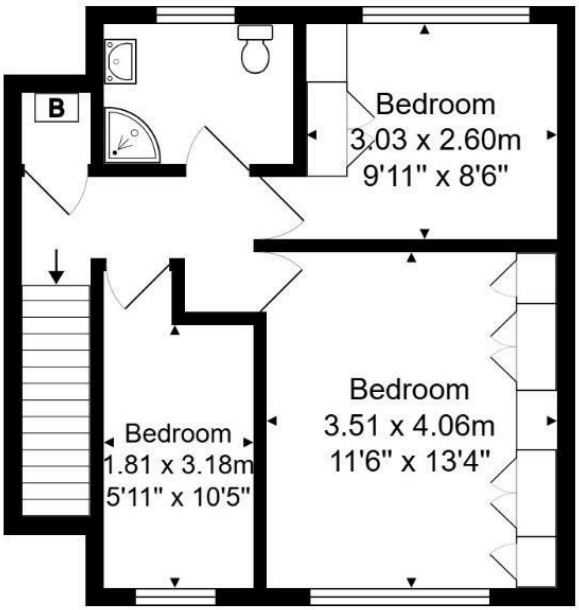
Tel: 01943 968 086

- ***No Onward Chain***
- Three Bedroom Semi Detached House
- Pleasant Cul de Sac Location
- Well Presented Throughout
- Modern Kitchen
- South Facing Lawned Rear Garden
- Walking Distance To Train Station And Excellent Schools
- Lovely Views Up To Ilkley Moor
- CGIs Have Been Created To Show Fabulous Potential
- Council Tax Band D





Ground Floor



First Floor

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Total floor area: 89 square metres.

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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