Harrison Robinson

Estate Agents

11 Hampshire Close, Ilkley, LS29 8LD

£300,000

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GROUND FLOOR

Entrance Hall
A smart, composite entrance door with three quarter length opaque glazed panel with decorative etching opens into this spacious hallway with a UPVC double-glazed side window with opaque glazing enhancing the bright atmosphere. Practical, tiled flooring, space for an item of furniture and radiator. A wide, carpeted staircase with useful, understairs storage cupboard leads to the first floor.

Lounge
14'1" x 11'5" (4.3 x 3.5)
A generous lounge of good proportions with wooden beams lending a characterful feel. A multi-fuel, cast iron stove sits on a stone hearth - a lovely, focal point and creating a cosy place to be in the cooler months. A large, UPVC double-glazed window provides a pleasant outlook over the front garden and this cul-de-sac setting. Carpeting, radiator and TV point.

Dining Kitchen
20'11" x 9'6" (6.4 x 2.9)
A good-sized dining kitchen with space for a family dining table or a living area with sofa. The kitchen is fitted with a range of timber fronted base and wall units, providing ample storage and incorporating a useful breakfast bar with complementary laminate worksurface and tiled splashback over. A stainless-steel one and a half bowl sink with monobloc tap sits beneath a large, UPVC, double-glazed window affording a pleasant view over the rear, west-facing garden. Integrated appliances include an electric oven with four ring gas hob and extractor over. Space for a fridge/freezer and a space and plumbing for a dishwasher. Practical, tiled flooring, radiator, Worcester Bosch central heating boiler and TV point. UPVC French doors open out onto the patio, conducive to al fresco dining and entertaining during the summertime.

Utility Room
9'10" x 7'10" (3.0 x 2.4)
A stable door from the dining kitchen opens into a great-sized utility/boot room. Space and plumbing for a washing machine and space for a tumble drier with fitted base and wall cupboards providing useful storage with laminate worksurfaces. With a UPVC, double-glazed door flanked by glazed panels leading out into the garden, this is a great entrance to the property following a muddy walk with ample room to hang coats and store footwear. Carpeting.

FIRST FLOOR

Landing
A good-sized, carpeted landing leads to all three spacious bedrooms and the house bathroom. Carpeting and loft hatch.

Bedroom One
15'5" x 8'6" (4.7 x 2.6)
A generous, double bedroom to the rear of the property benefitting from fitted wardrobes and cupboards. Carpeting, radiator and a UPVC, double-glazed window affording a lovely, far reaching view.

Bedroom Two
10'9" x 10'9" (3.3 x 3.3)
Another spacious, double bedroom, this time to the front elevation with a UPVC, double-glazed window allowing the natural light to flood in. Again, benefitting from fitted wardrobes and cupboards providing an abundance of storage.. Carpeting and radiator.

Bedroom Three
12'1" x 7'6" (3.7 x 2.3)
A third great-sized bedroom. Fitted single bed and wardrobe. Carpeting, radiator and UPVC, double-glazed window. This would make an ideal children's bedroom or a home office.

Bathroom
A three-piece bathroom comprising of a panel bath with electric shower over and glazed screen, a pedestal washbasin and a low-level w/c. Fully tiled to the walls and floor. A UPVC, double-glazed window with opaque glazing allows in plenty of natural light.. Radiator.

OUTSIDE

Parking
Black, wrought iron, double gates to the front of the property open onto an area of hard standing providing off road parking.

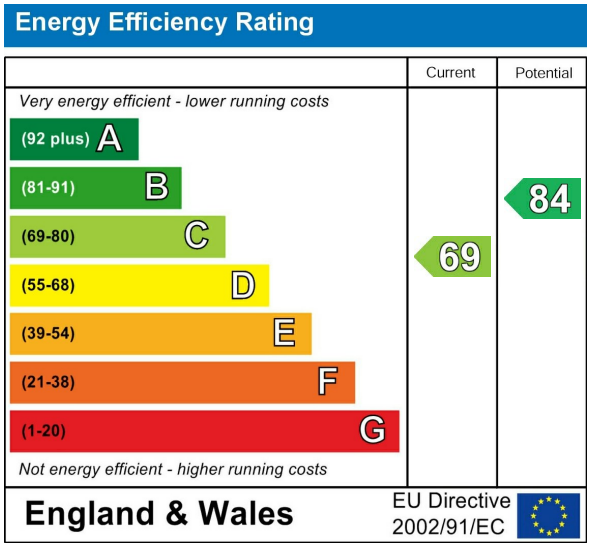
Gardens
To the front one finds a low-maintenance garden with established shrubs and bushes. Privacy is maintained by hedges and fencing. To the rear is a good-sized, west-facing garden, again laid to flags and gravel for ease of maintenance. Fencing maintains privacy.

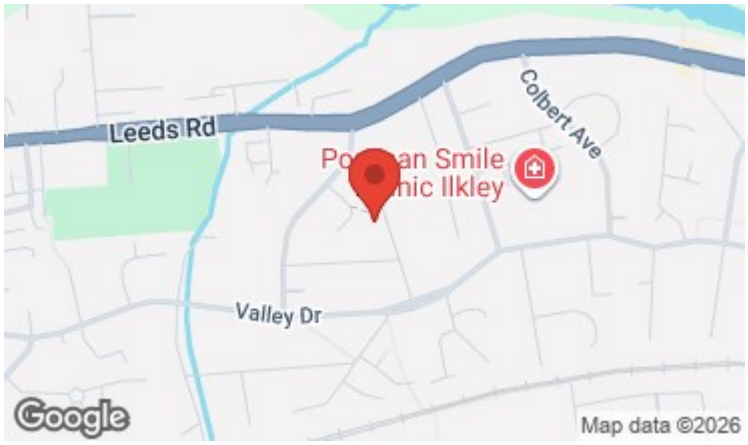
Stores
There are two great-sized stores, one brick built and the other timber, included with light and power. These could serve a variety of uses.

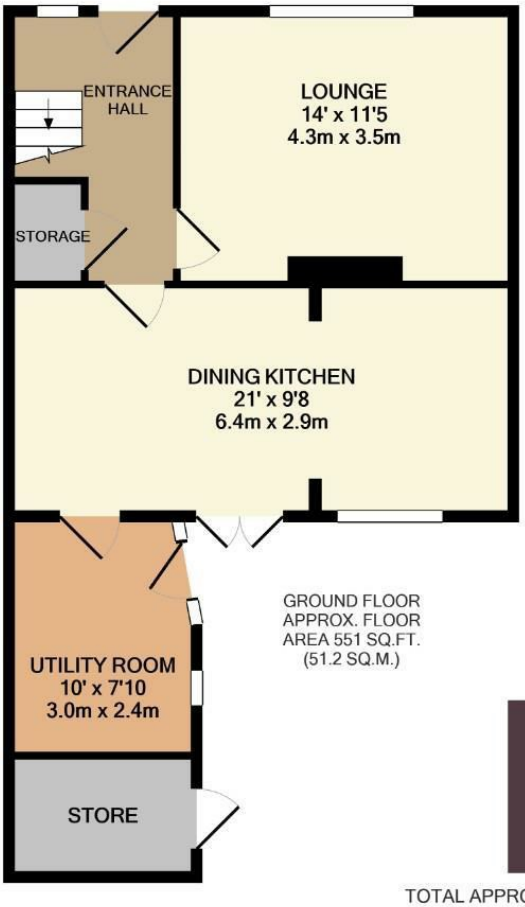
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

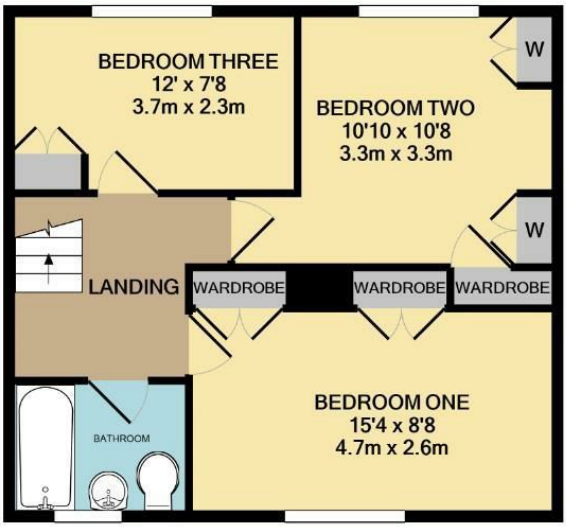
- Three Bed Terraced House
- Lounge With Mulit-Fuel Stove
- Spacious Dining Kitchen
- Great-Sized Utility Room/Boot Room
- Off Road Parking
- Quiet Cul De Sac Location
- Two Sizeable Outside Stores Useful For A Variety Of Purposes
- Charming Gardens to Both Sides
- Close To Excellent Schools & Train Station
- Council Tax Band B







GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

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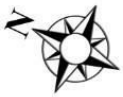
TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.5 SQ.M.)

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



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