

# Harrison Robinson

Estate Agents



**5 Low Beck, Ilkley, LS29 8UN**

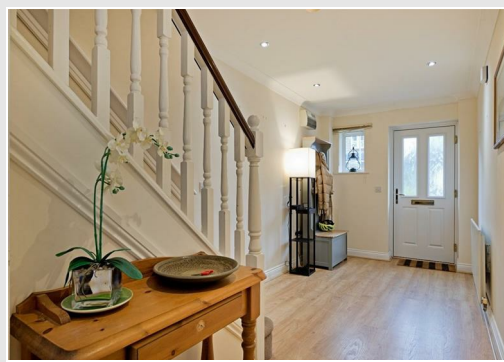
**£395,000**

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# 5 Low Beck, Ilkley, LS29 8UN

## £395,000



### GROUND FLOOR

#### Entrance Hall

A smart, half-glazed, composite door with obscure glazing opens into a spacious and welcoming hallway with ample room for several pieces of furniture. Smart, laminate flooring, coving, radiator and downlighting. A double-glazed window allows the light to flood in from the south facing elevation. An understairs cupboard provides useful storage and a carpeted, return staircase with painted spindle balustrading leads to the first floor. A door opens into the integral garage and another door opens into:

#### Guest Bedroom

15'3" x 10'7" (4.67 x 3.25)

A generous, double bedroom with French doors leading onto the garden allowing plenty of natural light to flood in. A double-glazed window enhances the bright atmosphere and affords a lovely view over the garden. Continuation of the laminate flooring, radiator and downlighting. This could also be an additional living room, playroom or office.

#### En Suite Shower Room

A modern shower room fitted with a pedestal washbasin with vanity unit below, a low-level w/c and a corner, glazed shower cubicle housing a mains shower. White, ladder, towel radiator, wall tiling in white with attractive accent tiles. Downlighting and extractor fan.

#### Garage

18'4" x 7'8" (5.61 x 2.36)

An integral single garage with up and over door and power. Space and plumbing for a washing machine and space for a tumble drier.

### FIRST FLOOR

#### Landing

A good-sized landing with storage cupboard. Laminate flooring and doors opening into the lounge, dining kitchen and cloakroom/w.c.

#### Lounge

15'1" x 10'7" (4.62 x 3.25)

A good-sized lounge with bioethanol stove set within an attractive stone surround and hearth. Two double-glazed windows to the rear elevation allow light to flood in and provide a lovely, leafy aspect and view over the charming garden. Laminate flooring, coving, radiator and downlighting.

#### Dining Kitchen

10'5" x 10'7" (3.20 x 3.25)

A lovely, spacious, south facing, dining kitchen with a UPVC, double-glazed window and French doors with a Juliette balcony providing wonderful views up to Ilkley Moor whilst allowing lots of natural light to flood in. Fitted with a range of modern, pale wood effect base and wall units with stainless-steel handles with complementary, laminate worksurfaces over and tiled splashbacks. A composite sink with chrome mixer tap sits beneath the window with lovely far reaching views. Integrated appliances include a stainless-steel electric oven, gas hob with stainless-steel extractor hood over, full length fridge and under counter freezer. Room for a large dining table, laminate flooring, downlighting and radiator. Cupboard housing boiler.

#### W.C.

With concealed cistern w/c and vanity wash hand basin with chrome monobloc tap and attractive, mosaic tiled splashback. Radiator.

### SECOND FLOOR

#### Landing

A carpeted landing with access to three bedrooms and the house bathroom. Loft hatch leads to a part boarded loft.

#### Master Bedroom

15'3" x 10'9" (4.67 x 3.30)

A good-sized, double bedroom to the front elevation with two double-glazed UPVC windows affording lovely, far reaching views. Contemporary, fitted wardrobes and matching bedside cabinets. Carpeted flooring, downlighting, TV point and radiator. Door into:

#### En Suite Shower Room

A smart en suite shower room with low-level w/c, pedestal hand basin with chrome taps and vanity unit below, shower cubicle with chrome, mains shower. Fully tiled to the walls with complementary floor tiling, spotlights, extractor, fitted wall mirror and radiator.

#### Bedroom Three

10'8" x 8'6" (3.27 x 2.61)

Another double bedroom to the rear of the property with double-glazed window affording lovely, leafy views. Modern, fitted wardrobes, carpeted flooring and radiator.

#### Bedroom Four

10'6" x 6'4" (3.22 x 1.95)

A good-sized, single bedroom to the rear elevation, again with a lovely aspect. Carpeting and radiator.

#### Bathroom

Comprising a white bath with side panel, pedestal hand basin with chrome mixer tap and vanity unit below and a low-level w/c. Fresh, neutral wall tiling with decorative border. Mirror fronted wall cupboard, downlighting, radiator, shaver point and extractor.

### OUTSIDE

#### Garage

18'4" x 7'8" (5.61 x 2.36)

To the front of the property one finds a tarmac driveway with parking for two cars in front of the integral garage and a flagged path with border with attractive shrubs leads to the smart, front entrance door. A further paved path leads around the side of the property with a timber gate providing access to the rear garden.

#### Garden

A charming, enclosed, beautifully presented, rear garden with various seating areas including a paved patio area, accessed from French doors and a further patio area with pergola. Low-maintenance, artificial grass provides a place for children to play. A charming summerhouse has power and could therefore be used as a home office. Privacy is maintained by fencing and shrubs and direct access to the garden is afforded through a tall, timber side gate.

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

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

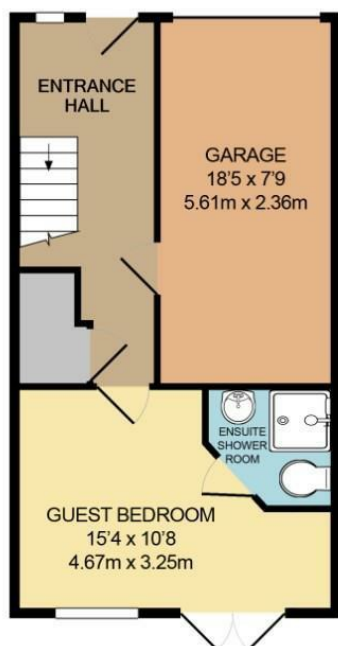
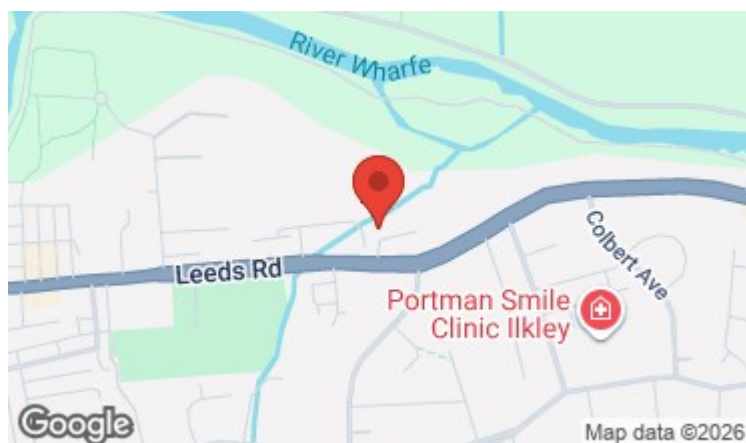
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

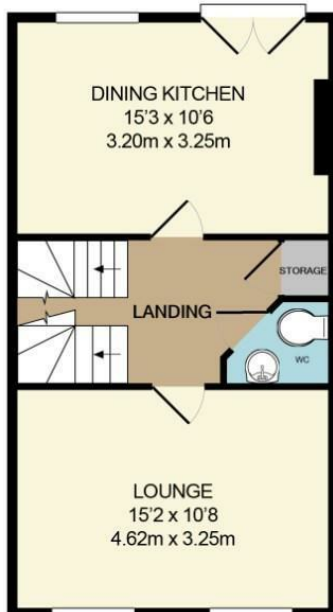


- \*\* No Onward Chain\*\*
- Four Bedroom End Townhouse
- Dining Kitchen
- Two En-Suites & House Bathroom
- Well-Presented, Versatile Accommodation
- Garage & Driveway Parking
- Beautiful Countryside Views
- Delightful Rear Garden & Summerhouse
- Close Walking Distance To Excellent Schools & Train Station
- Council Tax Band D

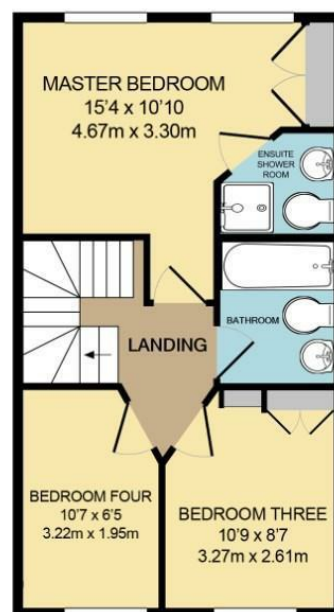
| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 77                                                                                                            | 85        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



GROUND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1308 SQ.FT. (121.5 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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