

# Harrison Robinson

Estate Agents



**1 Dale Croft Walk, Ilkley, LS29 8FB**

**£354,500**

 3  2  1  C



# 1 Dale Croft Walk, Ilkley, LS29 8FB

£354,500



## GROUND FLOOR

### Entrance Hall

A smart, composite door opens into a welcoming hallway where doors lead into the dining kitchen, lounge, cloakroom and useful under stairs storage cupboard. Carpeted flooring, radiator. This is a great spot to welcome family and friends.

### Dining Kitchen

15'5" x 8'3" (4.71 x 2.54)

A good sized dining kitchen with double glazed window to the front elevation fitted with a range of cream, Shaker style base and wall units with stainless steel handles, wood effect, laminate work surfaces and upstands. Integral appliances include dishwasher, fridge freezer, electric oven and four ring gas hob with stainless steel extractor over and washing machine. One and a half bowl, stainless sink and drainer with chrome, mixer tap. Downlighting, grey, tile effect, vinyl flooring, radiator. This is a lovely, light and airy room with ample room for a dining table.

### Cloakroom

With low level w/c and pedestal handbasin with chrome, mixer tap and tiled splashback. Obscure glazed window to front elevation. Grey, tile effect, vinyl flooring, radiator.

### Lounge

15'7" x 10'11" (4.76 x 3.33)

A bright, dual aspect lounge to the rear of the house with two windows and patio doors opening into the garden bringing the outside in and allowing an abundance of natural light. Carpeted flooring, radiator.

## FIRST FLOOR

### Landing

A return staircase with white balustrade and handrail leads up to the first floor landing where light floods in through a double glazed window to the side elevation. Doors open into three bedrooms, the master having an en suite shower room, the house bathroom and an over stairs cupboard housing the central heating boiler. Carpeted flooring, radiator.

### Bedroom One

10'9" x 8'7" (3.28 x 2.64)

A good sized double bedroom to the rear of the house with a double glazed window affording lovely, long distance views. Carpeted flooring, radiator. Door into:

### En Suite Shower Room

With low level w/c, pedestal hand basin with chrome mixer tap and tiled splashback and shower cubicle with thermostatic shower with sliding glass door and attractive, neutral wall tiling. Grey, tile effect, vinyl flooring, chrome, ladder style heated towel rail, downlighting, extractor.

### Bedroom Two

11'3" x 8'5" (3.45 x 2.59)

A further, double bedroom to the front of the house with carpeted flooring and radiator. Lovely views up to Ilkley Moor.

### Bedroom Three

9'6" x 6'7" (2.9 x 2.01)

A spacious single bedroom to the rear elevation with carpeted flooring and radiator. Beautiful Wharfe Valley views.

### Bathroom

A smartly presented, three-piece house bathroom with low level w/c, pedestal hand basin with chrome mixer tap and tiled splashback and 'P' shaped, panel bath with thermostatic shower and glazed screen. Obscure glazed window to front elevation, grey, vinyl flooring. Chrome, ladder style, heated towel rail, extractor.

## OUTSIDE

### Garden And Driveway Parking


To the front the property benefits from a tarmac driveway with wrought iron railings providing parking for two vehicles and a smart, paved and gravelled area by the entrance door, where there is also a useful, covered, porch area with outside light, smart railings and gate. Outside tap, a wooden gate gives access to the rear garden where one finds a good sized area of artificial grass, paved patio, ideal for outdoor entertaining and al-fresco dining, and a timber shed. Smart fencing maintains privacy.

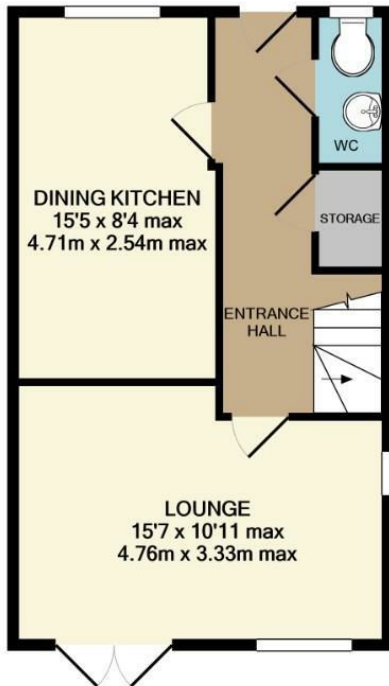
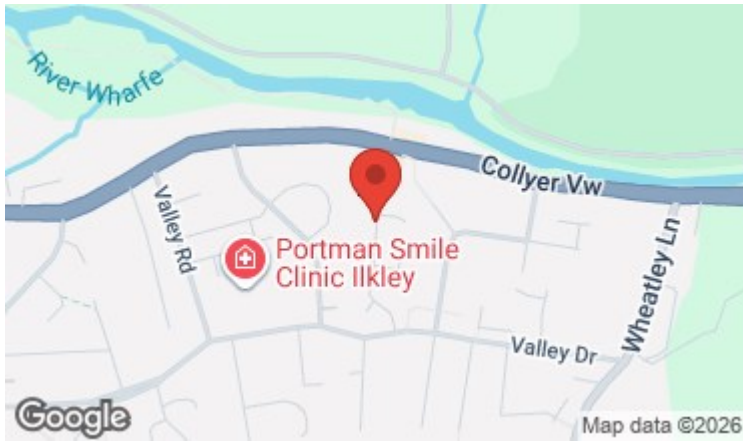
## UTILITIES AND SERVICES

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.

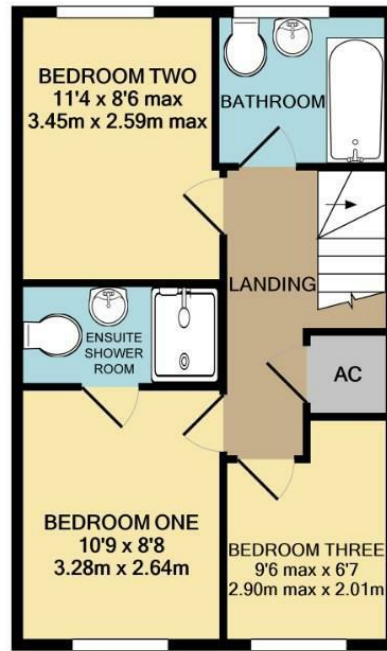


- **\*\*No Onward Chain\*\***
- Three Bedroom End Town House
- Modern Dining Kitchen
- Master Bedroom With En Suite Shower Room
- Lounge With Patio Doors To The Garden
- Garden And Driveway Parking
- Walking Distance To Excellent Schools
- Close To Train Station
- Cul De Sac Location
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.