

# Harrison Robinson

Estate Agents



**87 Leeds Road, Ilkley, LS29 8EG**

**Price Guide £420,000**



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### GROUND FLOOR

#### Entrance Hall

A Yorkshire stone pathway and steps lead up to a substantial, timber door with glazed, transom light over, which opens into a most bright entrance porch with deep cornicing, space to hang coats and vinyl flooring – an ideal spot for kicking off muddy shoes and boots prior to stepping into the inner hallway through a multi-panel glazed door. Continuation of the vinyl flooring and radiator. Stairs lead up to the first floor, doors give access to the lounge and dining kitchen.

#### Lounge

13'1" x 12'9" (4.0 x 3.9)

Situated to the south facing elevation of the property, this is a wonderfully bright room benefitting from high ceilings, original, deep cornicing and charming ceiling rose. One's eyes are drawn to the cast iron, fireplace with marble surround and attractive tiled hearth. This is a most relaxing, well proportioned room with ample space for comfortable furniture. Large, uPVC double glazed windows afford a tremendous amount of natural light. Newly carpeted flooring, radiator.

#### Dining Kitchen

13'5" x 12'9" (4.1 x 3.9)

A further door opens from the hallway into the true heart of this wonderful, family home, fitted with Shaker style, midnight blue base and wall units with a soft white laminate worksurface over, incorporating a white, ceramic sink with traditional style, chrome, mixer tap sitting beneath a double glazed window to the rear elevation. Striking, geometric style tiles to the splashback. Integrated appliances include a cream range oven with double ovens, grill and multi-burner gas hob and with stainless-steel splashback and stainless-steel chimney hood over. Space and plumbing for a dishwasher and space for an American style fridge freezer. A large, built-in cupboard with matching painted doors to one side of the chimney breast creates a good amount of storage. Vinyl flooring and radiator. Space for a family dining table. A timber door with glazed, transom light opens onto a flight of stone steps leading down to the rear yard. A doorway gives access to a rear lobby with an opaque glazed window where there is space and plumbing for a washing machine. A staircase leads down to:

### LOWER GROUND FLOOR

#### Family Room / Sitting Room

26'10" x 16'4" (8.2 x 5.0)

A truly spacious, flexible room, currently arranged as a playroom, where one's eyes are drawn to an original, cast iron range with side oven – a most attractive feature. Wood effect, laminate flooring, two radiators, downlighting and TV point. A row of fitted cupboards creates a good amount of storage and house the gas central heating boiler. A half glazed, uPVC door gives access to the rear garden. A further door opens into a large, under stairs cupboard. A large window to the front elevation affords a good amount of natural light.

### FIRST FLOOR

#### Landing

Newly carpeted stairs from the reception hallway lead up to the first floor landing. A window at the top of the stairs lets the light flood in. Stripped pine doors give access to the principal rooms. Carpeted flooring, useful storage cupboard with shelving.

#### Bedroom Two

13'9" x 10'9" (4.2 x 3.3)

To the rear of the property is a spacious, well proportioned, double room with a large window overlooking the rear yard and affording delightful views towards Middleton. Carpeted flooring and radiator.

#### Bedroom Three

12'9" x 10'5" (3.9 x 3.2)

A further double bedroom to the front elevation from which the large, uPVC, double glazed window affords wonderful views towards the moors and allows the natural light to flood in. Fitted cupboards, wall shelving, carpeted flooring and radiator.

#### Bathroom

A three-piece house bathroom comprising a panel bath with thermostatic shower over and folding, glazed shower screen, a pedestal handbasin with traditional style taps and low-level W.C. Mosaic style, stone tiled flooring. Chrome, ladder style, heated towel rail. Double glazed window with frosted glazing to the front elevation. Central ceiling light with matching wall lights.

### SECOND FLOOR

#### Master Bedroom

18'8" x 17'0" (5.7 x 5.2)

A pine door on the landing opens onto a carpeted staircase leading up to the master bedroom. This is a true oasis of peace and calm having a great feeling of space with vaulted ceilings and exposed beams. A south facing window affords stunning views up to the iconic Cow and Calf Rocks and a Velux window to the rear offers views towards Middleton. This is a wonderful space and there is ample room for wardrobes and access to a good amount of under eaves storage. Downlighting, carpeted flooring, radiator and loft hatch.

### OUTSIDE

#### Garden

The property is well set back from the road behind smart fencing with tall shrubs maintaining privacy. Laid mainly to flagstones with ample space for flowering pots and a bistro set this is a great spot to sit and relax in the sunshine with a cup of Yorkshire tea.

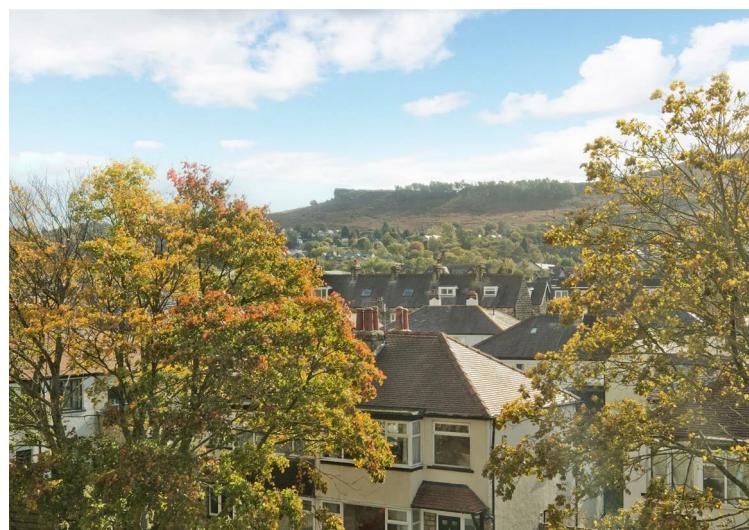
The rear space is level and a fully enclosed concrete yard which could easily be updated with artificial turf, if desired, creating an ideal environment for little ones to play or a great spot for al fresco entertaining bathed in the evening sun. A timber gate opens onto the rear lane, space for a garden shed. One could easily create off road parking, if desired, as other neighbouring properties have done.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

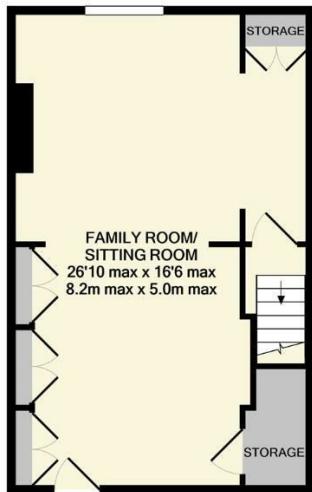
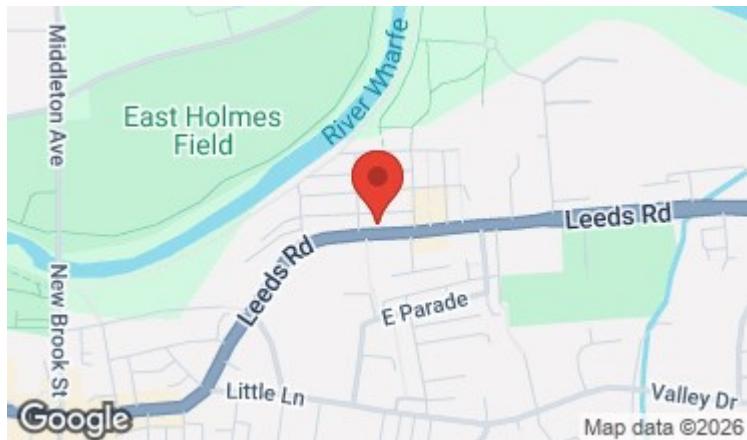
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



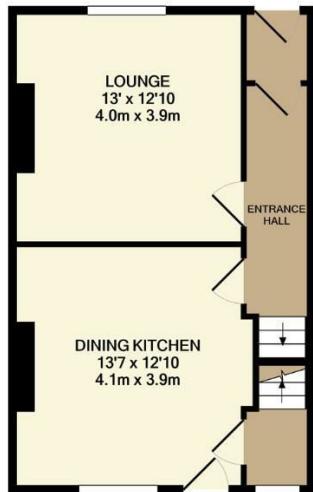
- Three Double Bedroom Mid Terraced Property
- Contemporary Styling Throughout
- Spacious Well Presented Lower Ground Floor Playroom/Family Room
- Modern Dining Kitchen
- Large Master Bedroom Enjoying Stunning Views
- Two Further Generous Double Bedrooms
- Three Piece House Bathroom
- Walking Distance To Central Ilkley
- Close To Excellent Schools And Train Station
- Council Tax Band C

#### Energy Efficiency Rating

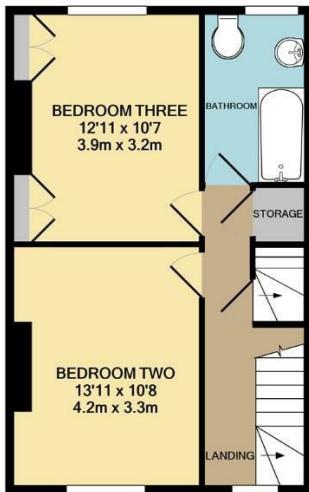
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



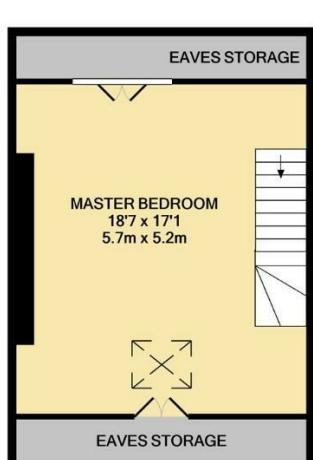
LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

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**TOTAL APPROX. FLOOR AREA 1682 SQ.FT. (156.2 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. The floor 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 is given as to their completeness 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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