

# Harrison Robinson

Estate Agents



**20 Brighton Road, Ilkley, LS29 8PS**

**Guide Price £730,000**

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### GROUND FLOOR

#### Entrance Hall

A smart, composite entrance door with obscure glazed pane and tall, obscure glazed side windows opens into a welcoming hallway. Beautiful LVT flooring, radiator. Oak panelled doors open into the lounge, dining room, cloakroom and useful, recessed storage cupboard with hanging rail and shelf.

#### Lounge

20'8" x 11'1" (6.3 x 3.4)

A light and airy, dual aspect lounge with large, double glazed windows to both front and rear overlooking the gardens. A newly fitted, log burning stove set on a slate hearth with timber mantle over is an attractive focal feature to this room. LVT flooring, two radiators.

#### WC

A modern cloakroom with low-level W.C. and wall hung handbasin with chrome mixer tap. Neutral wall tiling with decorative, mosaic border, obscure, double glazed window, downlighting, and LVT flooring.

#### Dining Room

17'8" x 11'1" (5.4 x 3.4)

A good sized dining room with access to the kitchen, entrance hall and garden room with ample room for a family dining table. LVT flooring, two radiators, useful understairs cupboards. This is a most sociable room and one can imagine many happy times with family and friends here.

#### Kitchen

12'9" x 8'10" (3.9 x 2.7)

A recently fitted, beautiful kitchen from Burley Interiors with a range of soft grey base and wall units and drawers with chrome handles, attractive Quartz worksurfaces and upstands. Integral appliances include a fabulous electric AGA with glass splashback, fridge freezer, dishwasher and washing machine. A Belfast style sink with chrome mixer tap sits beneath a large, double glazed window looking out over the front garden. An additional window allows further natural light. Downlighting, vertical radiator, LVT flooring. Recessed cupboard with shelving.

#### Garden Room

12'1" x 11'5" (3.7 x 3.5)

A comfortable, light and airy garden room to the rear of the property with double glazed windows, newly installed roof and patio doors affording a fantastic aspect over the level rear garden. LVT flooring, exposed stonework, two, recently added radiators.

### FIRST FLOOR

#### Half Landing

17'0" x 11'1" (5.2 x 3.4)

A return carpeted staircase with white, timber balustrading leads to a half landing giving access to a double bedroom to the side elevation. Steps lead up to the main landing. A tall, obscure glazed window to the rear allows ample natural light.

#### Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

A good sized double bedroom to the side elevation with double glazed dormer window affording glimpses of hills in the distance. Useful, recessed storage cupboards, newly carpeted flooring, radiator.

#### Landing

A spacious landing with doors opening into two double bedrooms, the house shower room, beautiful new bathroom and a useful storage cupboard with shelving and chrome, ladder style, heated towel rail.

#### Bedroom One

17'0" x 11'1" (5.2 x 3.4)

A generously proportioned double bedroom with a double glazed window to the rear overlooking the garden. Fitted wardrobes, carpeted flooring, radiator.

#### Bedroom Three

11'5" x 9'6" (3.5 x 2.9)

A good sized double bedroom to the rear of the property with a double glazed window overlooking the rear garden. Carpeted flooring, radiator.

#### Bathroom

8'6" x 6'10" (2.6 x 2.1)

A beautiful, recently installed additional bathroom from Burley Interiors with handbasin set in a vanity cupboard with chrome, waterfall tap and curved bath with central, chrome waterfall tap. Attractive wall tiling, contemporary styled vertical radiator, downlighting, extractor. Wood effect vinyl flooring, obscure double glazed window, recessed cupboards.

#### Shower Room

A modern, house shower room with low-level w/c, handbasin with chrome mixer tap set in a vanity cupboard and large, walk-in shower with thermostatic, drench shower plus additional attachment. Neutral wall tiling with attractive, mosaic border, obscure, double glazed window to front elevation. Ceiling lights, extractor, chrome ladder style, heated towel rail, tile effect vinyl flooring.

### OUTSIDE

#### Double Garage

20'0" x 16'8" (6.1 x 5.1)

A double garage with up and over electric door with power and lighting. A timber door leads to the rear garden and two windows afford natural light. A further timber door opens into a corner store housing the recently installed, gas central heating boiler.

#### Garden And Driveway Parking

The property occupies a sizable, corner plot with lawned gardens to both front and rear behind smart hedging. A stone pathway with attractive railings leads to the entrance door and a pathway continues around the side to the rear garden. Enjoying a good degree of privacy and sunlight the level, lawned rear garden is fantastic for children to play safely and adults to entertain. Attractive mature borders, newly planted trees and fencing maintain privacy. A tarmac driveway provides ample off road parking.

### UTILITIES AND SERVICES

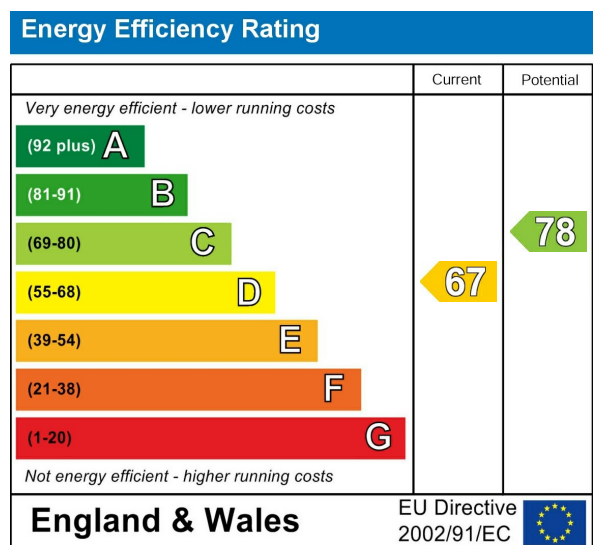
The property benefits from mains gas, electricity and drainage.

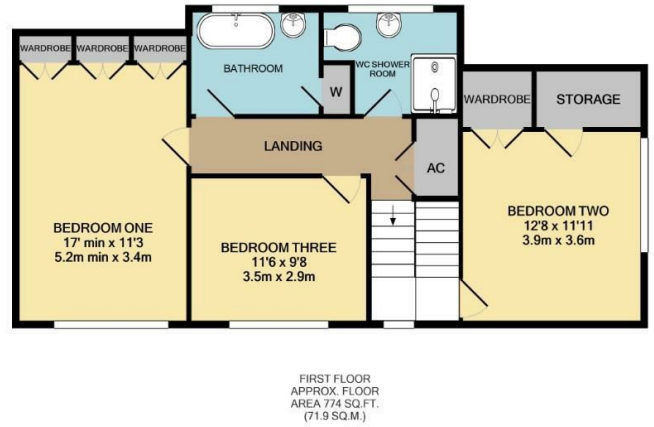
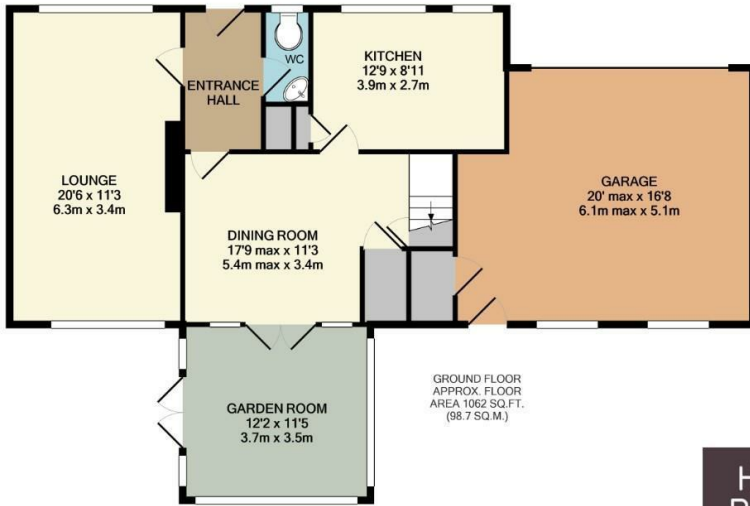
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- Three Bedroomed Detached Family Home
- Great Sized Level Corner Plot
- Beautifully Presented Throughout
- Recently Fitted Kitchen With AGA
- Lounge With Log Burning Stove
- Immaculate New Additional Bathroom
- Potential To Extend Further
- Generous Private Lawned Garden
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band F





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TOTAL APPROX. FLOOR AREA 1836 SQ.FT. (170.6 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.



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