Harrison Robinson

Estate Agents

47 Bolton Road, Ilkley, LS29 0NW

£525,000

4 1 1 C

47 Bolton Road, Ilkley, LS29 0NW

£525,000

GROUND FLOOR

Entrance Hall

A contemporary, white, uPVC entrance door with decorative leaded and frosted-glass inserts and matching full-height side panels opens into a welcoming, generously proportioned hallway. Laminate flooring, carpeted staircase with handrail to the first floor, doors to the lounge and W.C.

Lounge

20'8" x 11'9" (6.3 x 3.6)

A spacious, light-filled lounge, with floor-to-ceiling windows and a skylight to the front elevation. Carpeted flooring, stone fireplace, recessed ceiling lights, ample space for a range of furniture. Door to the kitchen.

Kitchen

15'1" x 8'10" (4.6 x 2.7)

A well-appointed kitchen fitted with a comprehensive range of wall and base units, complementary worktops and matching splashbacks. Integrated electric hob with extractor, oven and fridge freezer; space for an under-counter dishwasher. The inset sink sits beneath a double-glazed window overlooking the rear garden and towards the moors. A door opens to a useful under-stairs utility area with plumbing for an under-counter washing machine and additional storage space. Part-glazed uPVC door and side window providing further natural light and access to the rear garden. Vinyl flooring, ceiling light, radiator.

W.C.

White, pedestal wash basin with dual pillar taps, low-level W.C., tile-effect vinyl flooring, obscured-glass window, radiator, ceiling light.

FIRST FLOOR

Landing

A carpeted staircase with handrail rises to the first-floor landing, with doors to four bedrooms, the house bathroom and a useful study area. Loft access hatch.

Master Bedroom

13'9" x 7'10" (4.2 x 2.4)

An attractive double bedroom to the front elevation, featuring a double-glazed window and a range of fitted wardrobes, cupboards and drawers. Carpeted flooring, radiator.

Bedroom Two

17'8" x 7'6" (5.4 x 2.3)

A well-proportioned double bedroom, enhanced by characterful sloping eaves. Vinyl flooring, radiator, double-glazed window.

Bedroom Three

10'5" x 8'2" (3.2 x 2.5)

A generous rear bedroom enjoying beautiful views across Ilkley towards the moors. Double-glazed windows, floor-to-ceiling wardrobes, radiator, vinyl flooring.

Bedroom Four

9'6" x 6'6" (2.9 x 2.0)

A bright fourth bedroom to the front elevation, with a double-glazed window and pleasant outlook. A recessed cupboard houses the water tank whilst also providing useful, neatly concealed storage. Carpeted flooring, radiator.

Bathroom

A newly fitted bathroom featuring a P-shaped bath with clear-glass screen and electric overhead shower, complemented by fully tiled, grey, stone-effect wall tiles and patterned, mosaic-style vinyl flooring. White gloss vanity unit with concealed-cistern W.C. and wash basin with chrome mixer tap, contemporary dark-grey heated towel rail, frosted uPVC double-glazed window.

Study

7'6" x 5'6" (2.3 x 1.7)

A highly useful, versatile space suitable for a variety of uses and enjoying beautiful, far-reaching views across Ilkley. Carpeted flooring, double-glazed window.

Garage/Garden Room/Store Room

Modern white uPVC bi-fold doors flood the garage/garden room with natural light and create a seamless connection to the rear patio. Mains electricity and a generously high ceiling enhance the space and its versatility.

OUTSIDE

Gardens

The low-maintenance front garden features a neat gravelled parking area for two cars, framed by established boundary hedging. A paved pathway, traditional-style lamppost and secure metal entrance gates create an appealing approach to the home.

The fully enclosed rear garden offers an elevated decked seating area, ideal for outdoor dining, alongside an attractive gravel garden with mature shrubs and established planting. A paved area provides potential additional off-street parking, complemented by a substantial storage shed. Gated side access and black metal gates to the rear.

UTILITIES AND SERVICES

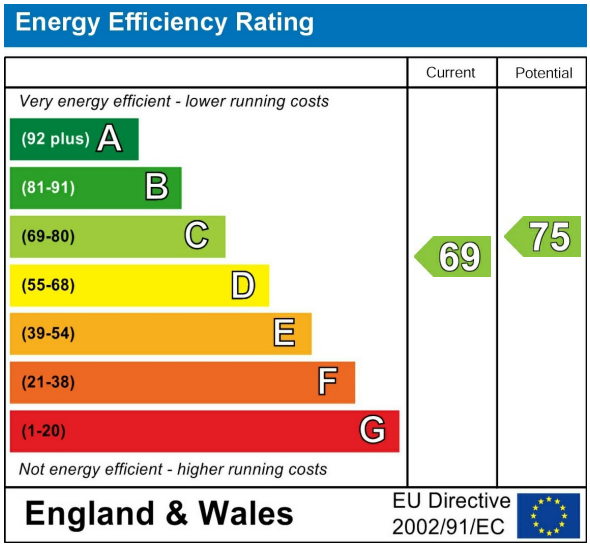
The property benefits from mains drainage, gas and electricity.

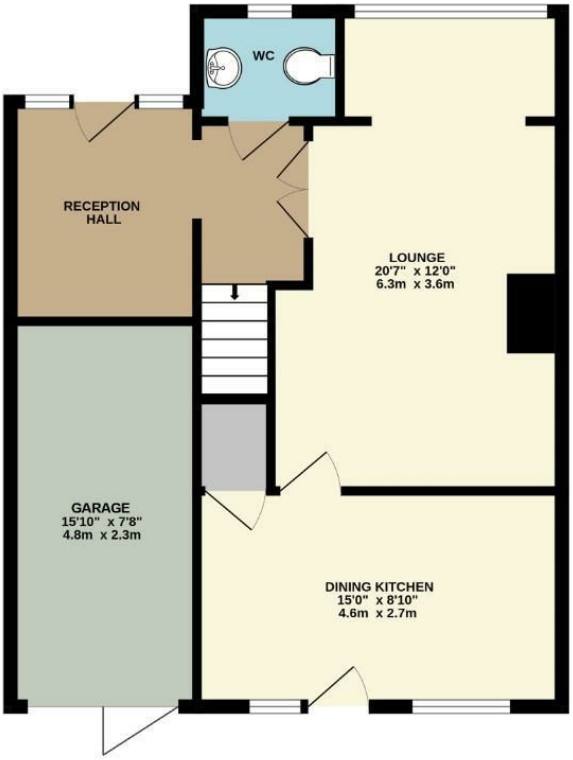
Ultrafast Broadband is shown on the Ofcom website to be available to this property.

Please check the Ofcom website for mobile 'phone coverage.

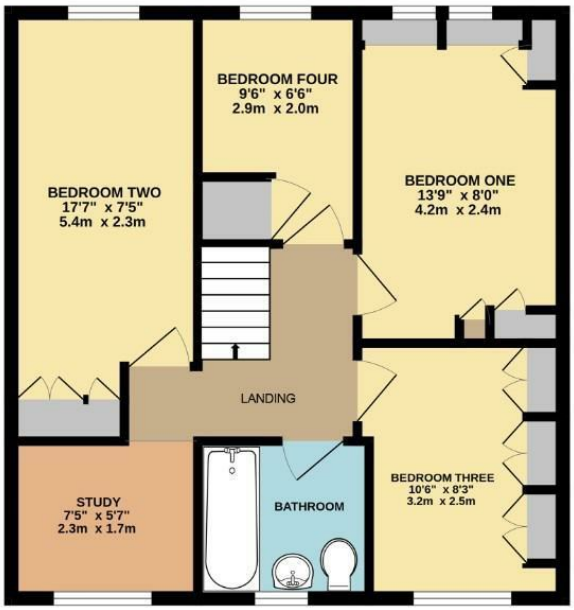
Tel: 01943 968 086

- ***No Onward Chain***
- Four Bedroom Detached House
- Very Well Presented And Maintained
- Driveway Parking For Two Cars
- Ideal Family Home
- Walking Distance To Village Amenities
- Established Well Maintained Gardens To Front And Rear
- Close Walking Distance of Highly Regarded Schools
- Council Tax Band D





GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



FIRST FLOOR
546 sq.ft. (50.7 sq.m.) approx.

Harrison Robinson
Estate Agents

TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk