Harrison Robinson

Estate Agents



39 St. Mary's Close, Ilkley, LS29 8NZ

Guide Price £315,000

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GROUND FLOOR

Entrance Porch
An entrance porch leads to a smart timber entrance door with attractive, opaque, glazed, decorative panel. A door to one side opens into a useful storage cupboard.

Entrance Hall
A spacious, bright and welcoming hallway with laminate flooring, radiator and carpeted staircase leading to the first floor. Space to hang coats. This is a lovely environment in which to greet family and friends. A half-glazed, timber door opens into:

Dining Kitchen
10'5" max x 9'2" max (3.2 max x 2.8 max)
A good-sized kitchen fitted with light coloured, wood effect base and wall units with complementary laminate worksurface over and white, tiled splashback with attractive, accent tiling. Appliances include an Indesit electric oven with four ring gas hob over. Space for a fridge/freezer and space and plumbing for a washing machine. Room for a small dining table and a fitted drop leaf table provides further useful desk/table space. Laminate flooring, radiator and downlighting. A stainless-steel sink and draining board sits beneath a large window, which allows the natural light to flood in and affords a pleasant, open aspect over this quiet cul-de-sac and a glimpse of Ilkley Moor.

Lounge
14'1" max x 13'5" max (4.3 max x 4.1 max)
A lovely sitting room of good proportions with coving, carpeting and two radiators. Double-glazed sliding doors open onto the patio and lawned garden and in conjunction with the adjacent double-glazed window allow an abundance of natural light to flood in and afford a delightful view.

FIRST FLOOR

Landing
Carpeted landing with doors leading into both bedrooms and the house bathroom. A cupboard houses the water tank and provides storage space for towels and linen.

Bedroom One
14'1" x 9'6" (4.3 x 2.9)
A spacious, double bedroom to the front elevation with a UPVC, double-glazed window affording delightful, moorland views including a direct view of the Cow and Calf Rocks. A walk-in cupboard with shelving provides great storage.

Bedroom Two
10'5" x 7'6" (3.2 x 2.3)
A good-sized, single bedroom to the rear elevation. The window affords lovely, far reaching valley views. Carpeting and radiator.

WC/Shower Room
A recently installed, stylish, contemporary shower room fitted with a walk-in shower with glazed door and mains shower with separate hand held shower attachment, a vanity washbasin with monobloc tap and a low-level w/c. Fully tiled around the shower and tiling to half-height around the vanity basin and w/c in neutral, attractive, marble effect tiling. Complementary laminate flooring, downlighting, radiator and shaver point.

OUTSIDE

Garden
To the front of the property is a lawned garden to one side of the driveway and to the other an area of shale with adjacent fencing maintaining privacy and a tree and some shrubs. To the rear one finds a good-sized garden laid to level lawn with a paved patio - a lovely spot to sit and relax enjoying the sunshine and the delightful views. Established planting to the borders and plenty of room for some colourful pots.

Driveway & Parking
A tarmacadam driveway to the front of the property provides parking for several cars.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

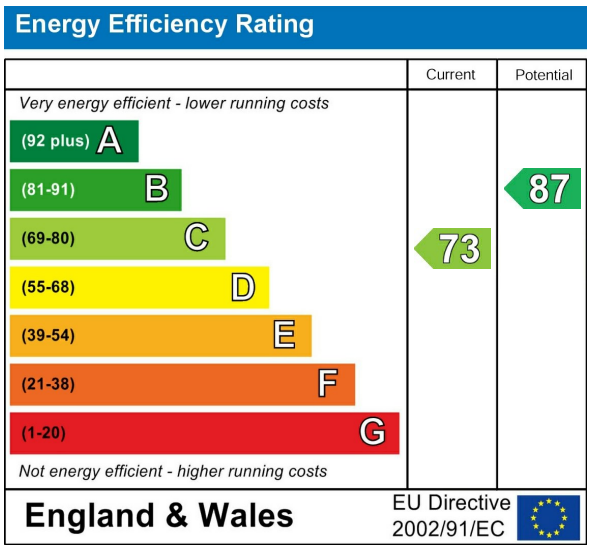


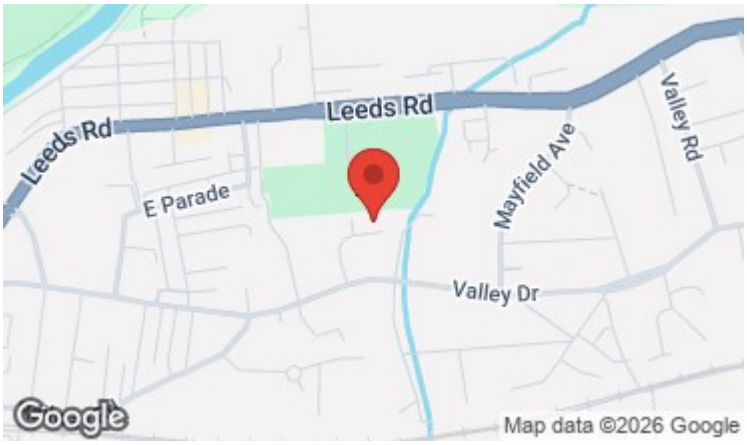




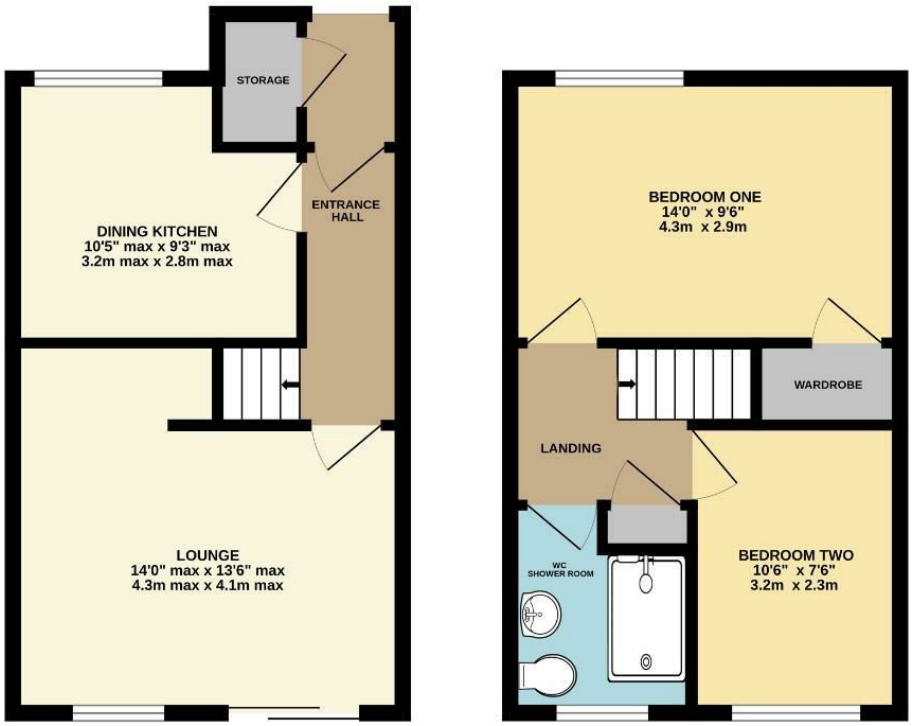


- NO ONWARD CHAIN
- End Terraced Two Bedroom House
- Good-Sized Dining Kitchen
- Spacious Sitting Room With Patio & Garden Access
- Newly Fitted Stylish Contemporary Shower Room
- Lawned Gardens To Both Elevations
- Driveway Parking
- Quiet Cul-De-Sac Setting & Lovely Countryside Views
- Close Walking Distance to Ilkley Amenities
- Council Tax Band C









GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

FIRST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

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TOTAL FLOOR AREA : 655 sq.ft. (60.8 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