

Harrison Robinson

Estate Agents



17 Marlborough Square, Ilkley, LS29 8PU

Price Guide £425,000

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GROUND FLOOR

Entrance Hall

A UPVC door with glazed panels opens into a welcoming entrance hall. Room for several items of furniture. Doors lead into bedroom four or second reception room, the cloakroom/w.c. and the integral garage. Practical, fitted doormat, carpeted flooring and radiator. A return carpeted staircase leads up to the first floor.

Sitting Room/Bedroom Four

14'7" x 12'0" (4.45 x 3.66)

A great-sized room to the rear of the house, flexible in use, currently utilised as a second sitting room but could also serve as a fourth double bedroom. A double-glazed window allows ample natural light from the south facing elevation. Carpeting, downlighting and TV point.

Cloakroom

Fitted with a low-level w/c and washbasin. Double-glazed window to the front elevation.

Garage

A door from the entrance hall opens into a single garage with roller door, light and power.

FIRST FLOOR

Lounge / Dining Room

18'0" x 15'1" (5.49 x 4.62)

A spacious lounge of wonderful proportions with double-glazed window and patio door leading out to the south facing garden. Carpeted flooring, radiator, coving and TV point. An elegant, marble fireplace housing a stainless-steel electric fire provides an attractive, focal point. Ample room for a sofa, armchairs and a family dining table.

Breakfast Kitchen

14'11" x 11'8" (4.57 x 3.58)

A good-sized dining kitchen to the front of the property with two double-glazed windows enjoying lovely, long distance views. Fitted with a range of wooden fronted base and wall units with complementary marble effect laminate work surfaces and upstands over. Integrated appliances include dishwasher, double electric oven, fridge freezer and ceramic hob with glass splashback and stainless-steel chimney hood and extractor over. A one and a half bowl, stainless-steel sink with mixer tap sits beneath a double-glazed window - not a bad spot to be doing the washing up admiring the stunning, far reaching countryside view! Space for a dining table. This is a great, sociable room, ideal for entertaining.

SECOND FLOOR

Landing

A good-sized, carpeted landing with airing cupboard and loft hatch.

Bedroom One

15'1" x 9'5" (4.62 x 2.88)

A lovely, spacious, double bedroom to the rear of the property with two double-glazed windows enjoying a good amount of light being south facing. Carpeted flooring, two radiators. and coving.

Bedroom Two

12'4" x 9'3" (3.78 x 2.82)

A spacious double bedroom to the front of the property, benefitting from stylish, fitted wardrobes. Coving, carpeted flooring, radiator and double-glazed window enjoying stunning Wharfe Valley views.

Bedroom Three

6'5" x 6'5" (1.96 x 1.96)

A single bedroom, again to the front elevation and thereby enjoying the beautiful, long-distance valley views. This would make an ideal home office. Carpeting and radiator.

WC Shower Room

A beautifully appointed, newly installed, contemporary shower room incorporating a large, walk-in, shower with glazed screen and mains shower, a vanity washbasin with monobloc tap and a low-level w/c. Fully-tiled. Downlighting.

OUTSIDE

Garden & Driveway Parking

To the front the property is set back from the road with driveway parking for two vehicles and space for colourful pots. To the rear one finds a south facing, charming, low maintenance, terraced garden and a lovely, private patio area. Fencing maintains privacy with mature shrubs and trees adding to the greenery. There is ample room for outdoor furniture, this is a delightful spot to enjoy al fresco dining, entertaining and relaxing in the sunshine.

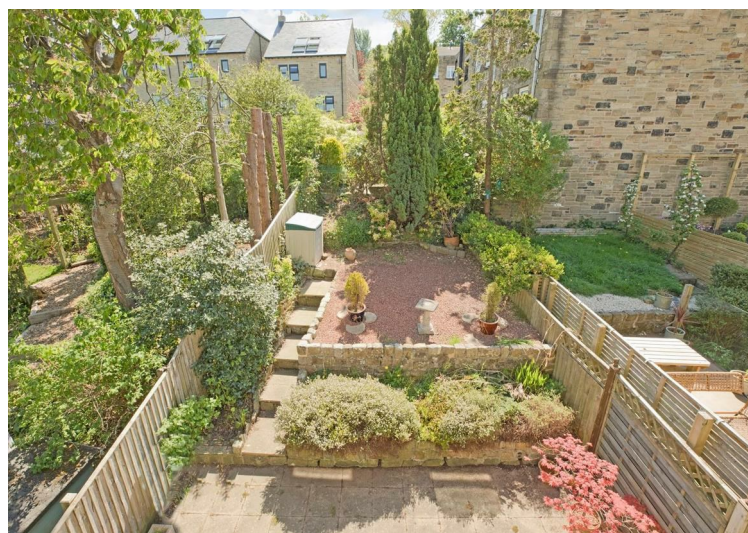
UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

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

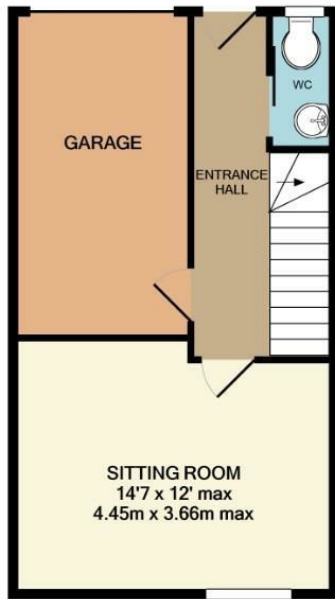
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

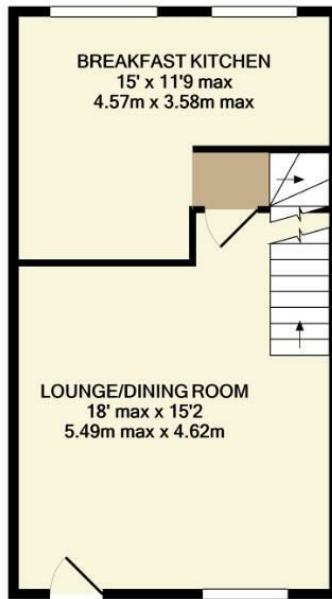


- Four Bedroom End Townhouse
- Spacious Lounge With Access To Rear Garden
- Dining Kitchen Enjoying Stunning Views
- Recently Fitted Contemporary Shower Room
- Charming South Facing Garden
- Garage
- Driveway Parking
- Cul-De-Sac Location
- Walking Distance To Excellent Schools & Train Station
- Council Tax Band D

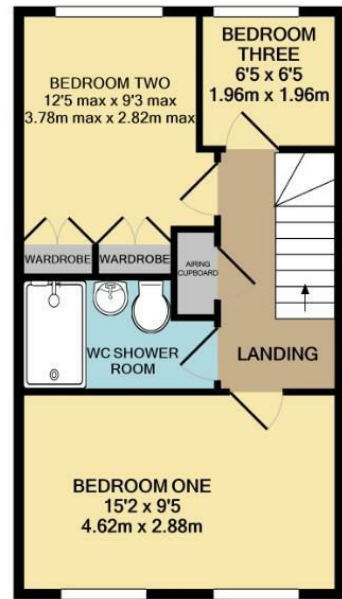
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 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.