

Harrison Robinson

Estate Agents



6 River View, Ilkley, LS29 8LP

£299,950

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GROUND FLOOR

Entrance Porch

A timber, half-glazed door opens into a useful entrance porch with UPVC, double-glazed windows. A three-quarter multi-paned, glazed, timber entrance door opens into:

Entrance Hall

A lovely, bright and airy, spacious entrance hall. Double-glazed window with opaque glazing, carpeting, fitted cupboards and picture rail. A carpeted staircase with wooden spindle balustrade leads to the first floor. Useful understairs storage cupboard. This is a lovely environment in which to greet friends and family.

Lounge

12'11" x 12'11" (3.96 x 3.95)

From the hallway a door opens into a well-proportioned sitting room having a large, UPVC, double-glazed, bay window allowing natural light to flood in, creating a bright and airy atmosphere whilst affording a pleasant outlook over the front garden. A gas fire with tiled fireback and timber mantelpiece creates a lovely, focal point to the room. Coving and carpeting.

Dining / Sitting Room

13'0" x 12'2" (3.97 x 3.71)

A second spacious reception room benefitting from sliding doors onto the generous, south facing garden, which allow the natural light to flood in and provide a lovely aspect. Coving, carpeting, fitted, glazed cupboards and wall-mounted gas fire with wooden mantelpiece.

Kitchen

8'11" x 6'4" (2.74 x 1.94)

The kitchen is fitted with base and wall cupboards with complementary laminate worksurface and upstands over. Tiled splashback. Integrated appliances include a stainless-steel, double oven and a stainless-steel, four burner, gas hob with chimney hood and extractor over. Space for an under counter fridge/freezer. A stainless-steel sink and draining board sit beneath a large, UPVC, double-glazed window affording a wonderful view over the south facing garden and towards Ilkley Moor. Tiled floor. A timber, half-glazed, stable door with opaque panels provides access onto the pathway running to the side of the property.

FIRST FLOOR

Landing

A return carpeted staircase leads up to a good-sized, carpeted landing. A UPVC, double-glazed window with obscure glazing to the side elevation enhances the bright atmosphere. Fitted shelving and loft hatch.

Bedroom One

12'9" x 11'8" (3.91 x 3.58)

A generous, double bedroom to the front elevation, benefitting from a UPVC, double-glazed, bay window and window seat with cupboards below. Contemporary, stylish fitted wardrobes. Carpeted flooring.

Bedroom Two

12'2" x 11'8" (3.72 x 3.58)

A second, spacious, double bedroom with a UPVC, double-glazed window providing a wonderful, direct view of the Cow and Calf Rocks and Ilkley Moor. Stylish, contemporary, fitted wardrobes and carpeted flooring.

Bedroom Three

8'0" x 7'8" (2.44 x 2.36)

A good-sized, single bedroom to the front of the property with a UPVC, double-glazed window allowing plenty of natural light. Carpeted flooring.

Bathroom

A great-sized bathroom incorporating a large, walk in shower cubicle with glazed screen, mains shower and separate hand held shower attachment and a vanity washbasin with monobloc tap. Mirrored wall cabinet, vinyl flooring and extractor fan. A UPVC double-glazed window makes for a bright atmosphere. A cupboard houses the boiler.

WC

Fitted with a low-level w/c. Vinyl flooring and a UPVC double-glazed window with obscure glazing.

OUTSIDE

Gardens

To the front of the property one finds a low-maintenance, flagged garden with some nice shrubs and plants creating interest. A pathway leads along the side of the property through a tall, wrought iron gate into a great-sized, south facing garden, principally laid to level lawn with generous, paved patio areas providing ample room for outdoor furniture. Established bushes, shrubs, planting and even an apple tree! This is just such a fabulous outdoor environment in which to absorb the beautiful, moorland views and enjoy al fresco dining and entertaining or simply relax in the sunshine! Fencing maintains privacy.

Garage

A paved driveway leads to a single garage with up and over door, power, hot and cold water and plumbing for a washing machine.

UTILITIES AND SERVICES

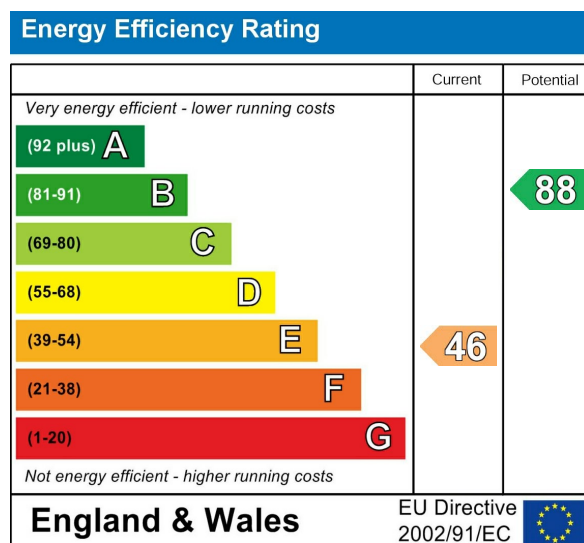
The property benefits from mains gas, electricity and drainage.

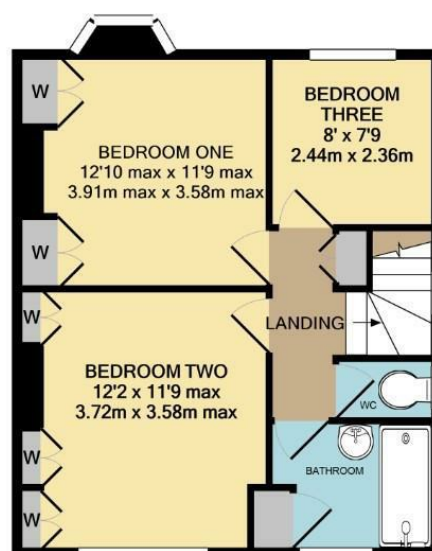
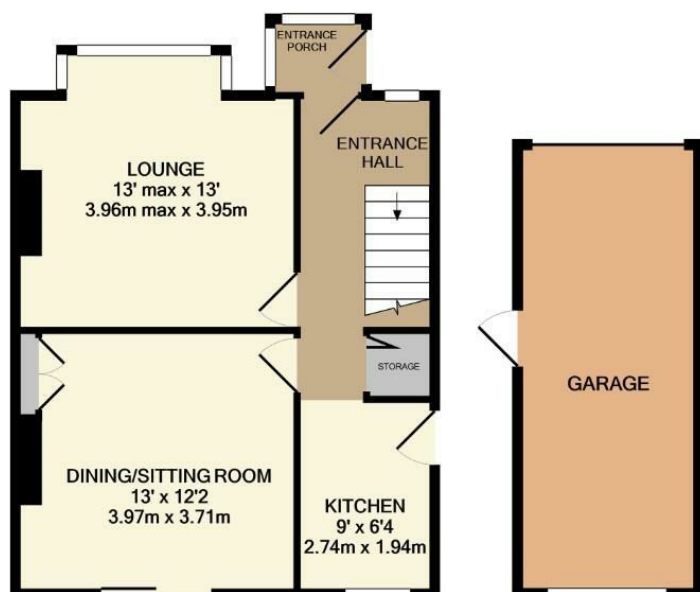
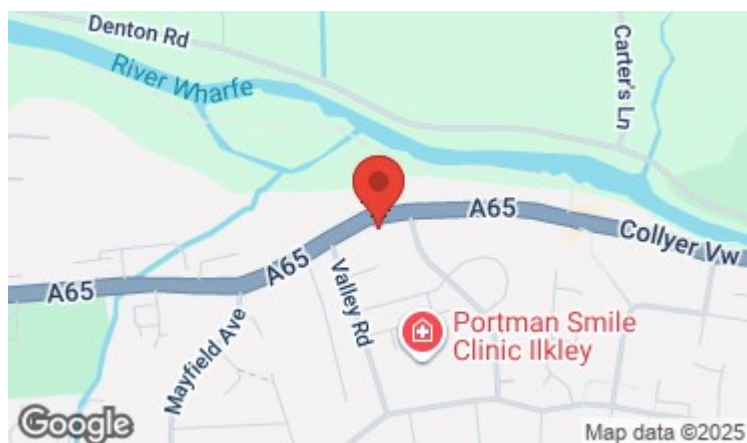
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- ****No Onward Chain****
- Three Bedroom Semi-Detached Property
- Two Generous Reception Rooms
- Modern Shower Room
- Now In Need of Some Updating
- South Facing Rear Garden
- Delightful Countryside Views
- Single Garage & Generous Driveway Parking
- Close Proximity To Excellent Primary Schools & Ben Rhydding Train Station
- Council Tax Band C





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 911 SQ.FT. (84.7 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.

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