

# Harrison Robinson

Estate Agents



**24 Chantry Drive, Ilkley, LS29 9HU**

**Price Guide £415,000**

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# 24 Chantry Drive, Ilkley, LS29 9HU

## Price Guide £415,000



### GROUND FLOOR

#### Entrance Hall

A part glazed timber door opens into a welcoming L shaped hallway, where doors open into the principal rooms. High quality, wood effect flooring, modern radiator, space for hanging coats. This is a great space to welcome family and friends.

#### Open Plan Kitchen

20'11" x 19'7" (6.40 x 5.97)

Beautifully presented with a range of high gloss cabinetry with stainless steel handles, solid wood worksurfaces and attractive metro tiling to splashbacks. Integrated appliances include electric oven and grill, four ring induction hob with extractor over, slimline dishwasher and space for a tall fridge freezer. One and a half bowl stainless steel sink and drainer with chrome mixer tap, wood effect flooring, downlighting, open to dining area.

#### Dining Area

A great entertaining space with ample room for a large dining table. Four double glazed windows with internal blinds, three Veluxes and patio doors leading out to the private courtyard garden allow an abundance of natural light. Two modern radiators, downlighting, continuation of the wood effect flooring.

#### Lounge

11'5" x 9'7" (3.48 x 2.94)

A lovely, comfortable room with continuation of the wood effect flooring, double glazed window with internal blind and downlighting. This is a light and airy room courtesy of the three Veluxes in the dining area. Glazed door to hallway.

#### Bedroom One

12'0" x 9'6" (3.66 x 2.90)

A good sized double bedroom with carpeted flooring, radiator and double glazed window with internal fitted blind overlooking the private courtyard garden to the rear. Floor to ceiling fitted wardrobes, recessed cupboard providing great storage housing the gas central heating boiler.

#### Bedroom Two

10'7" x 8'0" (3.25 x 2.44)

A second double bedroom to the front of the property with carpeted flooring, modern radiator and double glazed window with internal fitted blind.

#### Bedroom Three / Study

8'10" x 7'6" (2.70 x 2.29)

A very well presented room, currently arranged as a home office, which would work equally well as a small double bedroom, if desired. Carpeted flooring modern radiator, double glazed window to front elevation with internal fitted blind.

#### Bathroom

Immaculately presented with low-level W.C. with concealed cistern, handbasin with chrome mixer tap set in a vanity drawer with wall mirror over and bath with thermostatic drench shower plus additional shower attachment with attractive, neutral wall tiling and fixed, glazed screen. Complementary floor tiled, downlighting, extractor. Tall, chrome, ladder style heated towel rail, obscure, double glazed window with internal fitted blind. Electric underfloor heating.

### OUTSIDE

#### Private Garden

The property benefits from a good sized private courtyard garden to the rear with space for outdoor furniture to relax or entertain in the sunshine and raised borders, ideal for attractive shrubs and plants. Smart fencing maintains privacy. A pathway leads round the side of the property where a timber shed provides useful storage. To the front there are pretty borders with mature planting and a pathway leading to the entrance door.

#### Driveway Parking

A tarmac driveway provides parking for one car and there is also permit parking on the road.

#### Garage

A single garage with power and up and over door providing additional parking and excellent storage.

### NOTES

We are advised by our vendors that the property is leasehold with a 50% share of the freehold with the remainder of a 200 year lease from 2016.

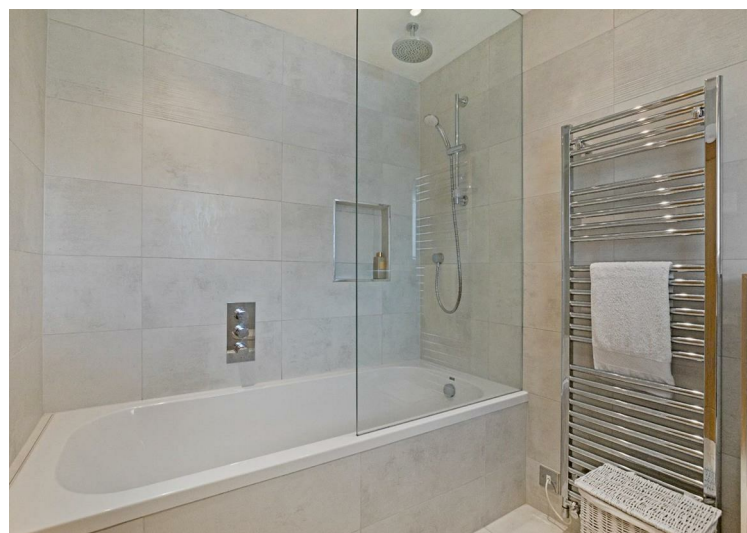
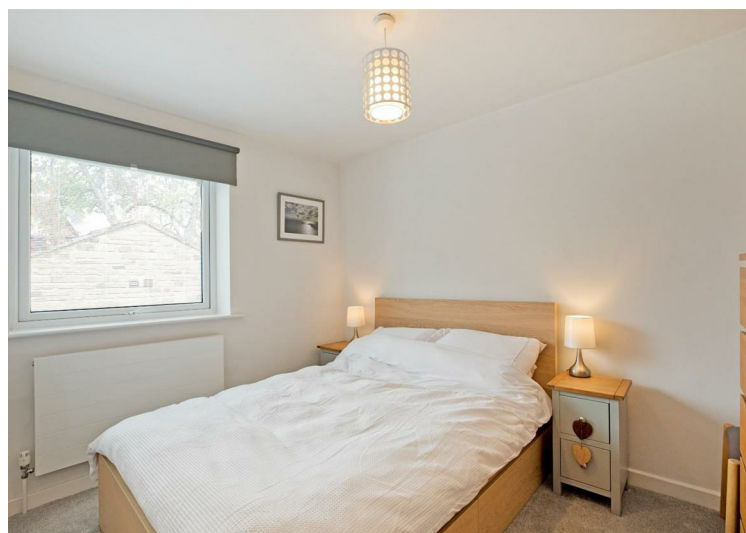
There is no service charge payable, any external maintenance costs are split 50/50 with the flat above.

### UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

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

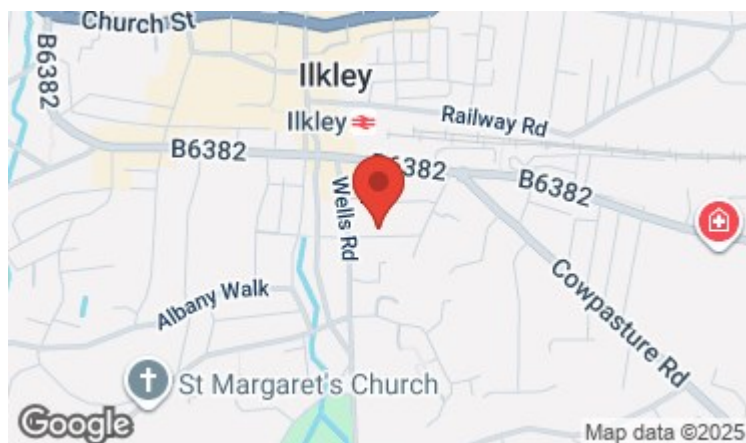
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Contemporary Styled Three Bedroom Ground Floor Apartment
- Modern Open Plan Extended Kitchen Diner
- Comfortable Lounge Area
- Beautifully Presented Throughout
- Master Bedroom With Fitted Wardrobes
- Immaculate Three Piece Bathroom With Underfloor Heating
- Spacious Private Gardens
- Driveway Parking And Garage
- Walking Distance To Central Ilkley And Train Station
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 791 SQ.FT. (73.5 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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